

5926 52 Avenue  
Red Deer, Alberta

MLS # A2167889



## \$219,900

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Driveway, Gravel Driveway, Heated Garage, Off Street, RV Access		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite, Walk-Up To Grade
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Block
<b>Features:</b>	Laminate Counters, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** As Is

Welcome to this charming home in a mature neighbourhood, just minutes from downtown Red Deer! This property features a detached garage/shop, ideal for hobbyists or extra storage, and a beautifully landscaped yard—perfect for hanging out or relaxing outdoors by the fire pit. Enjoy the convenience of a drive-through driveway accommodating up to 5 vehicles, plus additional RV parking in the rear. With a nearby playground, this home is great if you have a young family or just stargazing. Inside, you’ll find 3 cozy bedrooms (2 upstairs and one down) and 2 full bathrooms, along with a versatile mother-in-law suite in the basement that boasts its own separate entrance—perfect for guests or family members visiting. Recent upgrades include a newer hot water tank and two separate furnaces, adding to the property's appeal. This home offers loads of potential for first-time buyers or savvy investors. Don't miss out on this fantastic opportunity.