

3952 52 Avenue  
Red Deer, Alberta

MLS # A2168519



## \$184,900

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Treed		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Concrete, Stucco

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** N/A

WELCOME to this end unit townhouse located right across the street, west of the hospital! The main floor has a good sized living room with large windows to bring in the natural sunlight, and kitchen with dining room area. Upstairs has 3 bedrooms and a 4 piece bathroom. The basement is partially finished with some framing and a 2 piece bathroom. The central location across the street from the hospital has plenty to offer for someone who works at the hospital or downtown, with the added bonus of nearby transit and within walking distance of downtown and amenities. There is a private back yard which is landscaped with a good sized fenced yard for your personal use and convenience, and 2 parking stalls at the back of the unit. There are NO condo fees!