



5527 49A Avenue , Red Deer, Alberta - \$358,700



Main Photo

Property Description

Motivated seller! Open to any offers. Price reduction reflects accommodation for electrical upgrade - TURN KEY, All 3 floors ready to move in to! Unique Character Home with SUITES, located in Character Neighbourhood with awesome neighbours!

This Charming Property offers excellent opportunity & timeless character, with options to Occupy it yourself and rent out the rest! or just have it all to yourself!! nestled in a tree-lined lot. Set on a massive, mature lot siding onto the river, this 5-bedroom home is a rare opportunity. With a flexible layout ideal for extended families or tenants, the home features, 2 bedrooms upstairs, 2 on the main floor, and 1 downstairs, each level with self-contained potential. Original features include hardwood floors, rich wood trim, solid wood doors, antique filigree doorknob's, and two beautiful (non-functioning) fireplaces. A glass-enclosed veranda, wrought iron-detailed Duradek balcony, and a two-tiered deck offers serene outdoor living shaded by towering trees. Enjoy stunning wild life right out your front door. Kept as original as

possible, this home is perfect for character home lovers or savvy investors. Updates include shingles (2013) and hot water tank (2015). Utilities average \$579/month serviced regularly, Older RPR available dated July 8 1991. Main floor and lower level currently unoccupied, upstairs tenant is month to month and would like to stay. pays \$1000/month.

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