

# \$379,000 - 4001 51 A Street, Red Deer

MLS® #A2195468

**\$379,000**

4 Bedroom, 2.00 Bathroom, 977 sqft

Residential on 0.14 Acres

Michener Hill, Red Deer, Alberta

Legal suited home and Investment opportunity here in Michener Hill Subdivision. The main floor suite features 3 bedrooms and a 4 piece bathroom, kitchen with dishwasher and dining and living room space with hardwood floors. This suite has front and rear access. Currently rented to a long term tenant for \$ 1545/ month which includes utilities provided by the seller. The basement suite has a separate entry area from the back of the home with storage cabinets one bedroom, kitchen and dining space and large living room area with modern vinyl flooring and modern kitchen cabinets. This suite was finished with double drywall with green glue noise proofing compound between the floors. Currently rented for \$1250/month with utilities included by the seller. There is a shared laundry area in the basement where the tenants rotate usage and the utility room is with some storage space. The electrical panel is located in the basement bedroom and was updated around 2016. There are 2 separate furnaces here replaced 8 years ago for the suites and one water tank. There is a single 12 x 24 garage in the back of the home accessed by a rear alleyway rented separately to a long term tenant for \$100 a month. Shingles were replaced 2020.

Built in 1954

## Essential Information

MLS® #

A2195468



Price	\$379,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	977
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4001 51 A Street
Subdivision	Michener Hill
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N2B2

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Landscaped, Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 18th, 2025
Days on Market	44
Zoning	R1

## **Listing Details**

Listing Office          Royal LePage Network Realty Corp.

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