

# \$388,700 - 5527 49a Avenue, Red Deer

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MLS® #A2234936

**\$388,700**

5 Bedroom, 3.00 Bathroom, 1,845 sqft

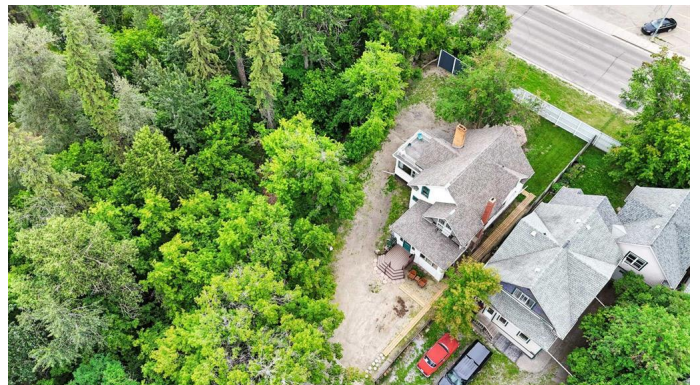
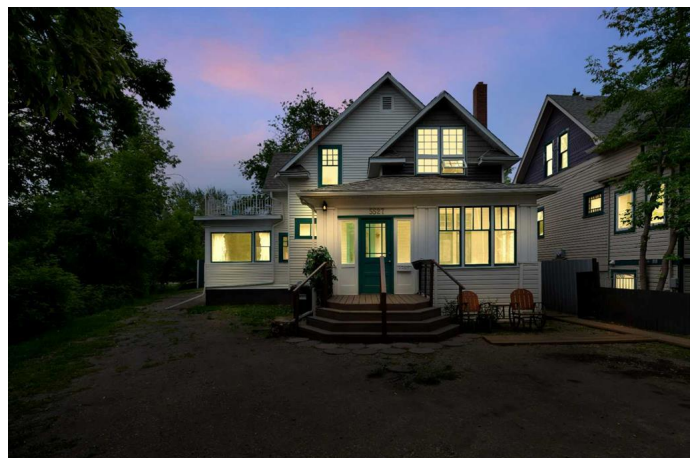
Residential on 0.25 Acres

Downtown Red Deer, Red Deer, Alberta

INVESTOR ALERT – Unique Character Home with SUITE on Treed Character Street and Wonderful 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, House will be sold in the condition that it is. 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.

Built in 1912



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234936          |
| Price          | \$388,700         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,845             |
| Acres          | 0.25              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5527 49a Avenue   |
| Subdivision | Downtown Red Deer |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4N 3X6           |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 3                                                      |
| Parking        | Gravel Driveway, Off Street, Parking Pad, Side By Side |
| Waterfront     | River Access                                           |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Separate Entrance                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings |
| Heating           | Boiler                                                          |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 2                                                               |
| Fireplaces        | Gas                                                             |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

## Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                                                                        |
| Lot Description   | Back Yard, Brush, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, Street Lighting, Treed, Wooded |
| Roof              | Asphalt Shingle                                                                                                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | DC(15)         |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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