

# \$404,500 - 4009 52 Street, Red Deer

MLS® #A2206297

## \$404,500

3 Bedroom, 2.00 Bathroom, 918 sqft  
Residential on 0.13 Acres

Michener Hill, Red Deer, Alberta

Charming Fully Developed Bungalow with 3 Bedrooms 2 Bath in an Up-and-Coming Area This Charming Bungalow offers everything you need and more. Homes in this area are Rarely Available, making this a unique opportunity. The home features a spacious fenced yard and a detached garage, with plenty of room in the rear to park your RV or second vehicle. Inside, the home has been tastefully updated throughout, including fresh paint / new flooring / upgraded lighting / and modernized bathrooms. Additionally, you'll find Newer Appliances and a recently replaced Hot Water Tank. Situated directly across from a serene green space, the living room offers peaceful views of trees and grass! This bungalow also holds the Potential for a legal basement suite with City Approval, making it a Great Investment Opportunity. Enjoy outdoor living with a Two-Tiered deck and a cozy fire pit area. The patio doors and Open Floor Plan create a bright and inviting atmosphere. Picture yourself enjoying a morning coffee on the deck or spending an evening relaxing by the fire. This could be your New Home! All You Need To Do Is Pack And Move In!

Built in 1952

## Essential Information

MLS® #	A2206297
Price	\$404,500



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.13
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4009 52 Street
Subdivision	Michener Hill
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2B8

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market        6

Zoning                 R1

### **Listing Details**

Listing Office           Realty Executives Alberta Elite

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.