

# \$388,000 - 4009 52 Street, Red Deer

MLS® #A2206297

**\$388,000**

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  | \$388,000 |

|                |             |
|----------------|-------------|
| 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      21

Zoning                 R1

### **Listing Details**

Listing Office         Realty Executives Alberta Elite

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