

# \$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

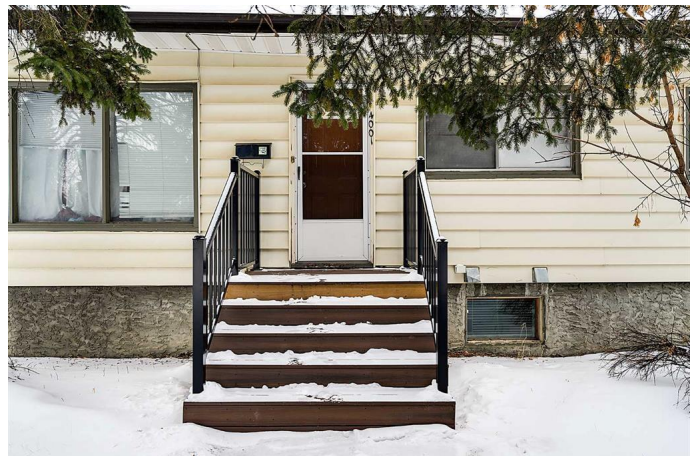
Legal suited home and Investment opportunity here in Michener Hill Subdivision. The main floor suite features 3 bedrooms and a 4 piece bathroom, kitchen with dishwasher and dining and living room space with hardwood floors. This suite has front and rear access. Currently rented to a long term tenant 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           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Full, Suite                                      |

### Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 62                  |
| Zoning         | R1                  |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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