



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

4122 50 Street
Red Deer, Alberta

MLS # A2254528



\$389,900

Division:	Michener Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions: ,

Discover this solid 1958-built home located just steps from the charming Little Ice Cream Shop. Perfectly suited for first-time buyers or savvy investors, this property offers: Spacious main floor with a large living room, dining room, kitchen, four-piece bath, and two bedrooms Fully finished legal basement suite featuring a one-bedroom layout, dining and living room, kitchen, and a four-piece bath — ideal for extended family. Recent upgrades include a new furnace and hot water tank installed in 2017. Shingles replaced in 2017, ensuring peace of mind, Massive lot with a single detached garage and rear parking for four cars. Enjoy the convenience of Michener Hill living and the potential for great returns. A versatile home in a sought-after location!