

# **\$358,700 - 5527 49a Avenue, Red Deer**

---

MLS® #A2234936

**\$358,700**

5 Bedroom, 3.00 Bathroom, 1,845 sqft

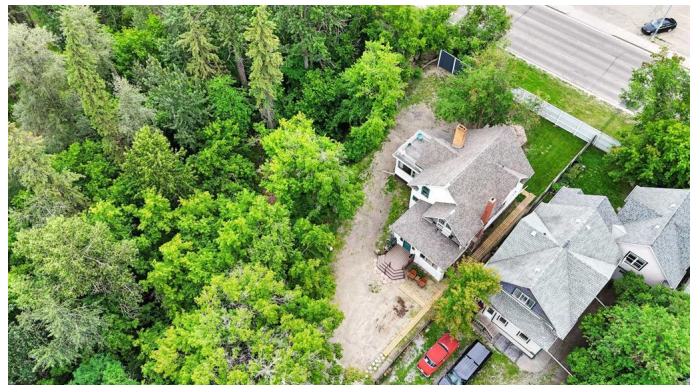
Residential on 0.25 Acres

Downtown Red Deer, Red Deer, Alberta

Motivated seller! Open to any offers. Price reduction reflects accommodation for electrical upgrade – TURN KEY, Unique Character Home with SUITE, located in Quiet Neighbourhood

This Charming Property offers excellent opportunity & timeless character, with options to Occupy it yourself and rent out. ! 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 tenant, the home features, 2 bedrooms upstairs, 2 on the main floor, and 1 downstairs. 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. Updates include shingles (2013) and hot water tank (2015). Utilities average \$579/month serviced regularly, 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	\$358,700
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	Off Street, Gravel Driveway, 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, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Treed, Brush, Creek/River/Stream/Pond, Irregular Lot, No Neighbours Behind, Street Lighting, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	84
Zoning	DC(15)

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.