

\$445,000 - 4001 51 A Street, Red Deer

MLS® #A2240376

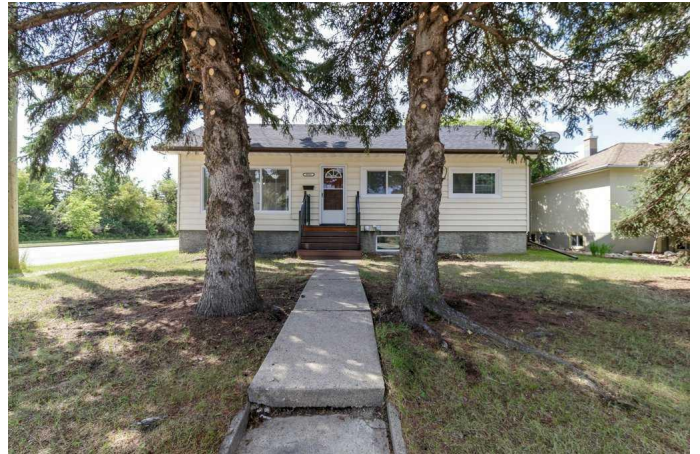
\$445,000

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 with new shower/tub surround and tile and new countertops. The kitchen has a dishwasher and a new microwave, new countertops and backsplash tile. The dining ,living room space and bedrooms have new 5mm Vinyl flooring, new light fixtures , new doors and has been repainted. The windows were just replaced in all the main floor bedrooms and the kitchen widow replaced a few years ago. The upstairs just had its own laundry area added in a closet off the dining room, new wiring ran to a separate sub panel in the utility room for this and kitchen electrical was replaced with new wiring to this panel as well. The basement suite has a shared 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. There is a separate laundry area in the basement for the downstairs tenants and the utility room has some storage space. The main electrical panel is located in the basement bedroom and was updated around 2016. There are 2 separate furnaces here replaced 8 years ago with separate controls for each rental unit. There is a single 12 x 24 garage in the back of the home which has power and accessed by a



rear alleyway rented separately to a long term tenant for \$100 a month. Shingles were replaced 2020. There is a lot of parking in the back of the home with enough room for a trailer and fence and deck have just been stained.

Built in 1954

Essential Information

MLS® #	A2240376
Price	\$445,000
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	July 16th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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