

# \$387,700 - 5527 49a Avenue, Red Deer

MLS® #A2234936

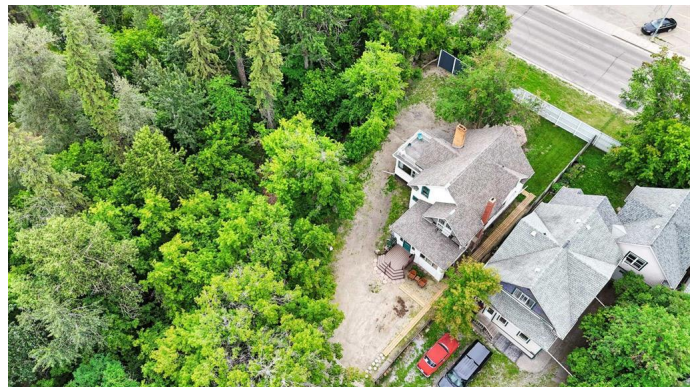
## \$387,700

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, All 3 floors ready to move in to! Unique Character Home with SUITES, located in Character Neighbourhood with awesome neighbours!

This Charming Property offers excellent opportunity & timeless character, with options to Occupy it yourself and rent out the rest! 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 tenants, the home features, 2 bedrooms upstairs, 2 on the main floor, and 1 downstairs, each level with self-contained potential. 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 or savvy investors. 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	\$387,700
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	Separate Entrance, Ceiling Fan(s), See Remarks
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, Creek/River/Stream/Pond, Irregular Lot, Landscaped, No Neighbours Behind, Street Lighting, Brush, Cul-De-Sac, Front Yard, Many Trees, Treed, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	65
Zoning	DC(15)

## Listing Details

Listing Office	RE/MAX real estate central alberta
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