

4617 50 Street  
Red Deer, Alberta

MLS # A2169505



**\$319,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	1942 (82 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Brick/Mortar

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1A

**Utilities:** -

**Inclusions:** Fridge, Stove, Washer, Dryer

Ready to make your move into homeownership? 4617 50 St offers the perfect combination of value, space, and convenience for first-time buyers. This charming 2-bedroom, 1-bath bungalow sits on an incredible 9,300 sq.ft. lot—something you don't often find in the city! Inside, the Kitchen has been updated with newer tile work and a functional layout, while the fully renovated Bathroom and new windows on the main floor mean one less thing on your to do list. The bright, freshly painted rooms with hardwood floors give the home a cozy, inviting vibe. The spacious lower level is a blank canvas, ready for future Bedrooms, a Rec Room, or extra storage. You'll love the 25x34 heated detached garage, offering plenty of space for vehicles, hobbies, or even a workshop. The backyard is an entertainer's dream—fenced with mature trees, perfect for summer BBQs, fires, or just unwinding in your own private outdoor space. Located right across from a park and within walking distance of downtown, you'll have easy access to Red Deer's best amenities, including transit, the farmer's market, dining, and shops. With a rare lot size and room to grow, this home offers so much more than just a place to live—it's your chance to invest in your future.