

# \$225,000 - 170 Metcalf Avenue, Red Deer

---

MLS® #A2219993

**\$225,000**

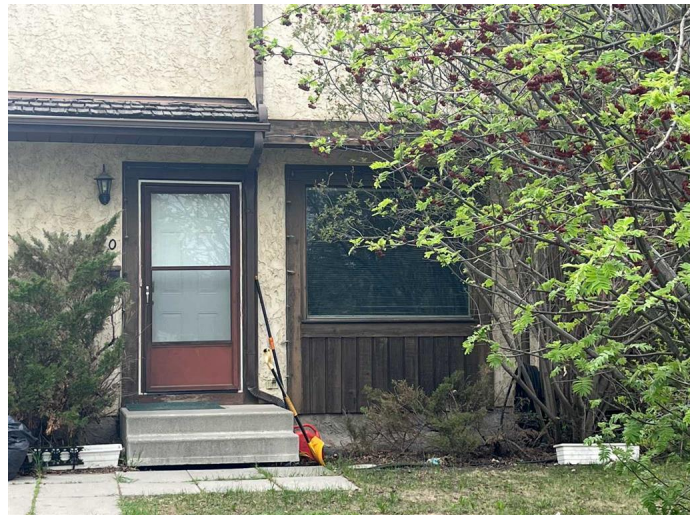
4 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.05 Acres

Morrisroe, Red Deer, Alberta

**NOT AFRAID OF A LITTLE ELBOW**

**GREASE?** This is your shot to get into Red Deer's Morrisroe neighborhood with a 3-bedroom, 2-bathroom townhouse that has the bones, the space, and the location – all at a price that makes sense. "IF YOUR UNCLE BOB, your father-in-law, and your buddy from high school say they can fix anything on a weekend. Here's their proving ground. PRICED TO LEAVE ROOM for mistakes – or miracles. • YES, IT NEEDS A LITTLE LOVE. Flooring, paint, and some TLC will go a long way – but you're starting with: a fully DEVELOPED BASEMENT; private FENCED backyard; NO condo fees; RARE wood-burning fireplace; GREAT LAYOUT with huge potential. LOCATED in Morrisroe, a mature Red Deer subdivision near parks, schools, public transit, and shopping. MASSIVE playground and soccer field just across the street to the East. Whether you're a FIRST TIME BUYER ready to build sweat equity, a SEASONED INVESTOR looking to renovate and rent – this one's for you.



Built in 1985

## Essential Information

MLS® #

A2219993

Price	\$225,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,211
Acres	0.05
Year Built	1985
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	170 Metcalf Avenue
Subdivision	Morrisroe
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1Z6

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad, Side By Side

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Storage
Appliances	Freezer, Gas Water Heater, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Raised Hearth, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
-------------------	---

Lot Description	Back Lane, Back Yard, City Landscaped, Lawn, Rectangu
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	12
Zoning	R3

**Listing Details**

Listing Office	eXp Realty
----------------	------------



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.