

# \$309,000 - 5919 52 Avenue, Red Deer

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MLS® #A2240679

**\$309,000**

2 Bedroom, 1.00 Bathroom, 1,004 sqft

Residential on 0.18 Acres

Fairview, Red Deer, Alberta

Beautifully updated and full of charm, this home is perfect for first-time buyers, downsizers, or investors. Major renovations include a brand new kitchen with modern cabinetry and countertops, slate tile flooring in the bathroom, fresh paint throughout, and all new windows.

The main floor offers two spacious bedrooms, including a primary with a walk-in closet, and a full bathroom with a bathtub. The bright living room features unique lighting and views of the landscaped yard. Upstairs, the cozy loft is ideal for a teen retreat, home office, or creative space.

The finished basement features hardwood flooring, a large family area perfect for movie nights, and a new washer and dryer. All new stainless steel appliances are included.

Sitting on a double lot, the home occupies one lot, leaving the second available for future development. There's a large backyard, back alley access, and RV parking.

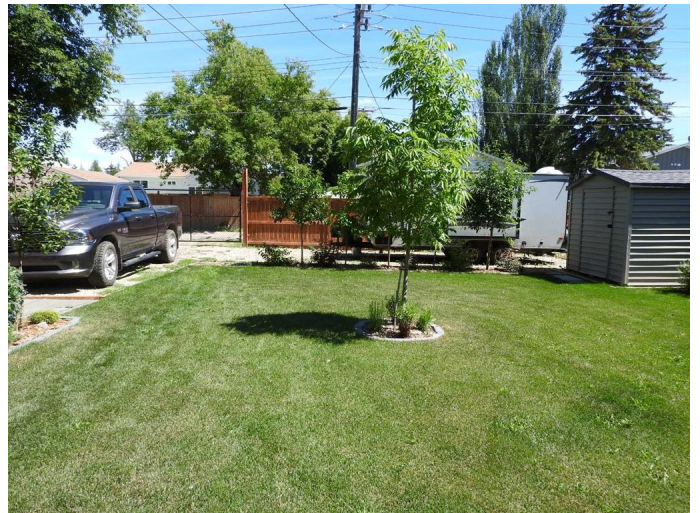
Built in 1935

## Essential Information

MLS® #                   A2240679

Price                     \$309,000

Bedrooms             2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,004             |
| Acres          | 0.18              |
| Year Built     | 1935              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5919 52 Avenue |
| Subdivision | Fairview       |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N 4K7        |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 2                                        |
| Parking        | Parking Pad, RV Access/Parking, RV Gated |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                        |
| Appliances        | Built-In Oven, Built-In Range, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Gas Oven, Satellite TV Dish |
| Heating           | Central, Natural Gas                                                                                               |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard           |
| Lot Description   | Back Lane, Garden, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Concrete, Wood Frame, Shingle Siding     |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 36              |
| Zoning         | R1A             |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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