

# \$270,900 - 5812 52 Avenue, Red Deer

MLS® #A2251476

## \$270,900

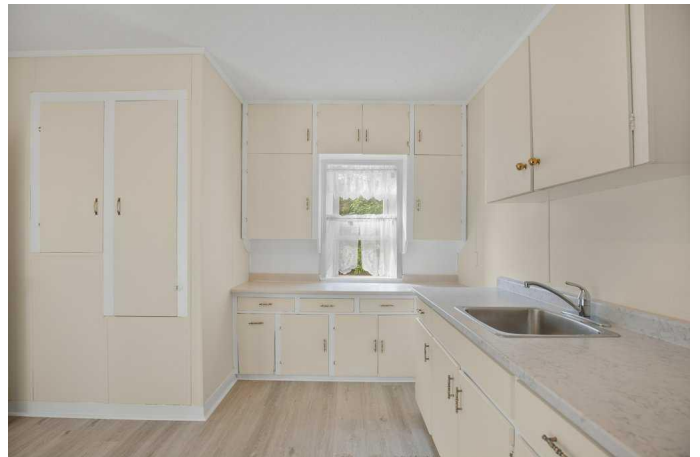
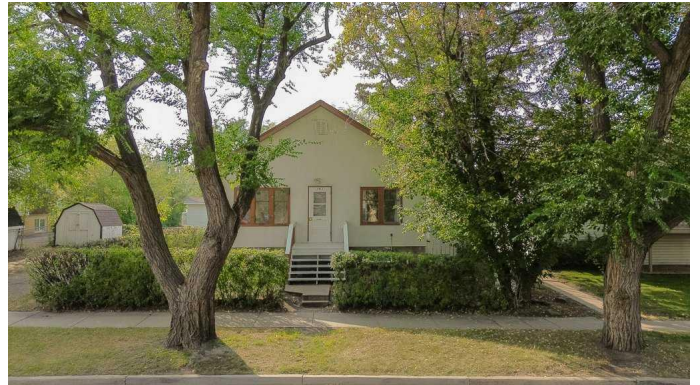
3 Bedroom, 2.00 Bathroom, 741 sqft

Residential on 0.18 Acres

Riverside Meadows, Red Deer, Alberta

This cozy bungalow has many possibilities for buyers as it is zoned DC-13. There are 2 bedrooms and a 4-piece bathroom upstairs and 2 bedrooms plus a 3-piece bathroom downstairs. There is a door in the kitchen separating the upstairs area from the downstairs area. This property has 2 lots and the house is on one lot only. There is a large fenced yard with several storage sheds. The large driveway can accommodate RV parking.

Recent upgrades include: Plumbing upgrades September 2025, new ATCO Gas Meter 2025, refrigerator 2020, new paint, kitchen counter top, and linoleum main floor 2025, roof cap 2020, shingles on house 2020, electric panel 2014, HWT 2023, both large custom made wooden storage sheds were reshingled in 2023. 6 of the 14 windows in the home were upgraded over the years ( this includes windows on the East and West side plus the basement East-facing bedroom window ). Come and check out this home. This may be the one for you.



Built in 1935

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251476  |
| Price      | \$270,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Square Footage | 741         |
| Acres          | 0.18        |
| Year Built     | 1935        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5812 52 Avenue    |
| Subdivision | Riverside Meadows |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4N4K4            |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Off Street, Aggregate |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage |
| Appliances        | Electric Stove, Refrigerator                                  |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                   |
| Lot Description   | Back Lane, Back Yard, Lawn, Level, City Lot, Interior Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stucco, Wood Frame                                        |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 44                  |
| Zoning         | DC(13)              |

**Listing Details**

Listing Office                      Century 21 Maximum

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