

5825 45 Avenue  
Red Deer, Alberta

MLS # A2220033



**\$579,500**

<b>Division:</b>	Waskasoo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Asphalt, Double Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** 2 remote garage openers

Surround yourself with the beauty of historic Waskasoo in this delightfully charming home nestled in it's own private yard oasis. While sipping on a cool refreshment on the patio enjoy the mature trees, shrubs and flowering perennials. Serenity at it's finest ! Walk out front door and have immediate access to the river and the pathway system. Take a short walk to the Gaetz Lake Sanctuary, then continue on to Mackenzie Trails. Don't miss out on this opportunity to secure a piece Red Deer's most sought after real estate !