

5825 45 Avenue  
Red Deer, Alberta

MLS # A2220033



**\$539,900**

Division:	Waskasoo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,304 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Asphalt, Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Landscaped		

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