

\$259,900 - 4823 53 Street, Red Deer

MLS® #A2254728

\$259,900

4 Bedroom, 2.00 Bathroom, 895 sqft

Residential on 0.15 Acres

Downtown Red Deer, Red Deer, Alberta

This is an affordable downtown Red Deer property with an illegal suite, exceptional future potential. Situated on a 50 x 125 ft lot, the main floor features soaring ceilings and a stylish loft that overlooks the bright, open living space. Below, a separate walk-out basement unit has its own ground-level entrance to the back yard. Each level provides two bedrooms or offices, a full kitchen, and a bathroom, with a shared laundry area between them. The entire historic home has been extensively upgraded over the years, including newer windows, furnace, electrical, a new hot-water tank, eavestroughs, and brand-new shingles installed in August 2025. Off-street parking is plentiful at the rear.

Zoned C1, the lot is ideally positioned for redevelopment and the City has previously approved a 10,000-square-foot mixed-use project on the site. With many government incentives available for downtown redevelopment and no nearby residential neighbourhood to trigger complaints, this property represents an excellent opportunity to enter the market, secure income in the meantime, and plan a future multi-level apartment or commercial building.

Built in 1939

Essential Information



MLS® #	A2254728
Price	\$259,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	895
Acres	0.15
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4823 53 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 0C2

Amenities

Amenities	Laundry
Parking Spaces	4
Parking	Off Street, Gravel Driveway, Owned

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Standard Shaped Lot, Views
Roof	Asphalt Shingle, Asphalt

Construction	Wood Frame
Foundation	Poured Concrete, Combination

Additional Information

Date Listed	September 15th, 2025
Zoning	C1

Listing Details

Listing Office	Big Earth Realty
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