\$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

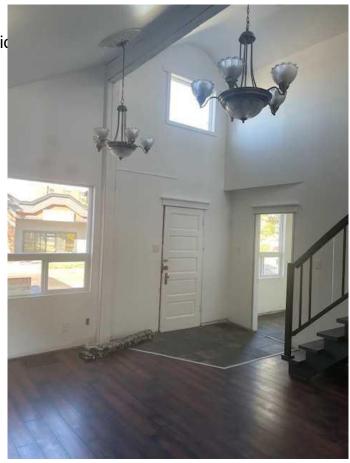
Additional Information

Date Listed September 15th, 2025

Zoning C1

Listing Details

Listing Office Big Earth Realty



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