

\$349,900 - 4327 Michener Drive, Red Deer

MLS® #A2138973

\$349,900

4 Bedroom, 2.00 Bathroom, 1,370 sqft

Residential on 0.28 Acres

Michener Hill, Red Deer, Alberta

WELCOME to this incredible LOCATION~LOCATION~LOCATION~ with amazing city views! Take advantage of this opportunity with so much potential, this property is a rare gem! The main floor is very spacious w' a grande sized living room w' large windows for natural sunlight, and cozy up in front of the gas fireplace and admire the west facing city views! The kitchen has plenty of cupboards, a bay window in front of the sink for more natural lighting, dining area w' a breakfast bar and another large bay window to capture the views! There are 2 bedrooms, and a Large, 3 piece bathroom w' laundry and built-in vanity area. The basement has an illegal suite with a kitchen area, 2 bedrooms, a bonus room, 3 piece bathroom and in-suite laundry w' washer and dryer. The purchase includes 2 fridges, 2 stoves, 2 dishwashers, 2 washers & 2 dryers. Enjoy the 2 tiered decks which are west facing with expansive views! This fantastic location is close to Coronation Park, Waskasoo Creek & The Little Ice Cream Shoppe! This property is zoned R-L zoning and this zoning allows for a garage and driveway. Future development on the property will need to follow the R-L Regulations under the new Zoning Bylaw and the Accessory Building Regulations provided by the city of Red Deer, and future development will need to be verified by the buyer with the city of Red Deer, Land & Economic Development department . A new owner can utilize a portion of the Lot next to this property, P-6084HW,



B-13, L-4 owned by the city. They are obligated to adhere to the Lease Agreement dated Dec. 28, 2011, the charge is \$40 plus GST annually. Further information on the lease available through the Land and Economic Development department w' the city of Red Deer.

Built in 1955

Essential Information

MLS® #	A2138973
Price	\$349,900
Sold Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.28
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4327 Michener Drive
Subdivision	Michener Hill
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2A9

Amenities

Parking	None, Off Street
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Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Treed, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 20th, 2024
Days on Market	9
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Realty Experts Group Ltd
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