

# \$359,900 - 182 Duval Crescent, Red Deer

MLS® #A2212263

**\$359,900**

5 Bedroom, 2.00 Bathroom, 1,143 sqft

Residential on 0.11 Acres

Davenport, Red Deer, Alberta

Opportunity for an investor to take over a basically turnkey rental opportunity. Home was built specifically for assisted living. The tenant is a service provider, providing assisted living for their clients giving the owner a zero vacancy rate. They are long time clients and would prefer to stay and are willing to sign a long term lease and rent increase takes effect May 1st. If an investment property isn't on your radar that's ok, simply move in as a family and enjoy the wider spaces and open floor plan. This home is also a great opportunity for the fix and flip or handyman as there is some TLC required. Property is wheel chair accessible.

Built in 2000

## Essential Information

MLS® #	A2212263
Price	\$359,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,143
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	182 Duval Crescent
Subdivision	Davenport
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 2Z1

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	23
Zoning	R1

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
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