

# \$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	8
Zoning	R1

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.