

# \$549,900 - 4419 55 Street, Red Deer

MLS® #A2232896

## \$549,900

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.33 Acres

Woodlea, Red Deer, Alberta

Discover the perfect setting for your business dreams in the heart of the charming Woodlea subdivision. This enchanting building has undergone extensive renovations, making it an ideal space for expansion. With its bright open concept, vaulted ceilings, and modern beam design, this property is a true standout. It's not just a building; it's a canvas for your vision—perfect for a savvy investor looking to make a mark. The attached garage provides direct access to the basement, adding to the functionality of the space. Located in a highly visible area, this property offers fantastic advertising opportunities, ensuring your business gets the attention it deserves. Don't miss your chance to own a piece of Woodlea that is charming beyond compare!

Built in 1952

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2232896   |
| Price      | \$549,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.33       |
| Year Built | 1952       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 4419 55 Street |
| Subdivision | Woodlea        |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4N2H3         |

### **Interior**

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

### **Exterior**

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 59              |
| Zoning         | R-L             |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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