



GRASSROOTS
REALTY GROUP

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**44 Oyen Crescent
Red Deer, Alberta**

MLS # A2230836



\$459,900

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,070 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	Dishwasher x2
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Excellent Investment Opportunity with Legal Suite! This legally suited property is an ideal choice for investors or buyers looking for a mortgage helper. The home features 3 bedrooms on the main floor and 2 bedrooms in the updated basement legal suite, offering strong rental potential and practical separate living spaces. Both levels include their own full kitchens, making it easy to rent out or live in one unit while generating income from the other. The basement legal suite has been recently updated, with a large recreational room/living area, providing a comfortable and functional layout. Set on a spacious lot facing a quiet green space, the property also includes a double detached garage and a large backyard, perfect for tenants or outdoor relaxation. Located in a quiet, established neighbourhood close to schools, parks, and major routes, this property is a smart investment with long-term potential. Contact your Realtor® today to book your own private tour!