



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

46 STEPHENSON Crescent
Red Deer, Alberta

MLS # A2235966



\$532,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,183 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Level		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: All appliances and window coverings are x 2.

Legally Suited Bi-Level on Corner Lot in Desirable Southbrook! Investor alert or mortgage helper! This legally suited 6-bedroom bi-level is perfectly located on a spacious corner lot in the sought-after Southbrook subdivision of Red Deer. Offering two self-contained suites with separate fenced yards and private entrances, this property provides excellent versatility and income potential. The upper level features 3 bedrooms, a full 4-piece bathroom, and brand new carpet and fresh paint throughout—move-in ready for a new owner or tenant. Enjoy the convenience of in-suite laundry, bright open living spaces, and access to a private fenced yard complete with rear deck. The lower level suite also includes 3 bedrooms, a full 4-piece bath, and its own in-suite laundry. This suite is currently occupied by a reliable long-term tenant under lease until April 2026, offering immediate rental income stability. Additional highlights include: Rear off-street parking for multiple vehicles. Separate fenced yards for each unit. Corner lot offering additional parking space and easy access. Quiet, family-friendly neighborhood close to parks, schools, and amenities. Whether you’re looking to live up and rent down, add to your investment portfolio, or simply secure a home with strong income potential, this property checks all the boxes. Don’t miss this opportunity in one of Red Deer’s most desirable communities!