



**GRASSROOTS**  
REALTY GROUP

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**3513 46 Street**  
**Red Deer, Alberta**

**MLS # A2242051**



**\$419,000**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** 3 x Fridges, 2 x Stoves, BI-Dishwasher, Washer, Dryer, Garage Door Opener with 1 Remote, All Window Coverings

LEGALLY SUITED BUNGALOW in Eastview! Great investment property to add to your portfolio or principle residence! The upstairs features 3 bdrms, 4pc bath and Kitchen providing tons of cabinet space! The legal basement suite features 2 bdrms, 4pc bath, family room, storage room and good sized kitchen! Recent updates include furnace, flooring, bsmt fridge, main flr dishwasher and stove, paint, front porch and garage door. Enjoy the oversized 24 x 26 garage that sits on this 7000 sq ft lot! Located on a nice street close to schools and shopping. Hurry as this property will not last!