



GRASSROOTS
REALTY GROUP

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

3734 46 Street
Red Deer, Alberta

MLS # A2243257



\$460,000

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	829 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-D
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: All appliances , blinds and window coverings (except living room curtains) all in 'as is' condition.

Welcome to 3734 - 46 Street in Red Deer, AB. Discover this fantastic bungalow, legally suited and nestled in the sought-after Eastview neighborhood. The main floor boasts an inviting open-concept layout with a large living room, a good-sized kitchen, two comfortable bedrooms, and a full bathroom. There are plenty of large windows throughout the home to let the natural sunlight pour in. Downstairs, the legal suite offers a spacious recreation room, an additional bedroom, a bathroom, and a second kitchen. Enjoy the generous, maturely landscaped lot, complete with a single detached garage and convenient RV parking. Located close to schools and shopping, this home offers both comfort and convenience.