



GRASSROOTS
REALTY GROUP

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3418 49 Avenue
Red Deer, Alberta

MLS # A2255313



\$449,900

Division:	South Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance		

Inclusions:	None
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Beautifully updated bungalow in South Hill, Red Deer showcasing a legal up/down suite. The main level features 3 generous bedrooms, a bright living room with bay window, original hardwood floors, and a custom kitchen with vaulted ceilings and oversized windows that fill the space with natural light. The lower level offers a 2-bedroom legal suite with a separate entrance. Both bathrooms have been modernized with stylish finishes. Outside, enjoy a large fenced yard, double detached garage, fantastic rear deck, and great curb appeal. Situated across from a school and close to parks, trails, transit, and more—this is a versatile property ready for its next chapter.