

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

3719 50 Street Red Deer, Alberta

MLS # A2262679



\$359,900

Division:	Eastview				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,097 sq.ft.	Age:	1960 (65 yrs old)		
Beds:	5	Baths:	2		
Garage:	Double Garage Detached				
Lot Size:	0.14 Acre				
Lot Feat:	Landscaped				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: Fridge x 2, Stove x2, Washer, Dryer

Eastview bungalow with LEGAL SUITE, separate entrance and divided double garage for tenants. Recent upgrades include a high-efficiency furnace & HWT ensuring low maintenance and energy efficiency. The upper level has been tastefully renovated with upgrades to windows, flooring, kitchen cabinets, bathroom, interior doors and trim, and paint. Brand new furnace just installed. Three bedrooms upstairs and a full bathroom, there is ample space for a growing family or guests. The lower level features a two-bedroom legal suite with a kitchen and bathroom. Convenience is key with shared laundry in the basement and additional storage space. Each level has its own private entrance providing privacy for both occupants. The yard is spacious and includes a fire-pit, as well as off-street parking for 2 vehicles on a gravel pad in addition to the double garage. Don't miss out on this unique property that offers both a comfortable living space and additional rental income potential. Tenants are month to month occupancy and revenues are \$1,400.00 up and \$1,100.00 down. Tenants pay electrical as both up and down have their own electrical meter.