



**GRASSROOTS**  
REALTY GROUP

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**3719 50 Street**  
**Red Deer, Alberta**

**MLS # A2262679**



**\$359,900**

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

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