



GRASSROOTS
REALTY GROUP

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**5337 44 Avenue
Red Deer, Alberta**

MLS # A2277646



\$334,900

Division:	Woodlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x 2 Stove x 2 Washer Dryer

LEGAL SUITE Investment property in Red Deer! This legally suited bungalow is perfectly located close to the river, trail system, schools, and downtown, making it an ideal opportunity for renters or homeowners. The main floor features a spacious living room, kitchen, and dining area, along with three bedrooms and a full bathroom. Downstairs, the two bedroom legal suite boasts a separate entrance, a full kitchen, living area, bedroom and bathroom. Common laundry / mechanical room. Single detached garage and garden area, this property has everything you need to make for a great investment. Tenant occupied. Current Rents are \$1,400.00 up and \$1,000.00 down. Landlord pays utilities.