



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.