



GRASSROOTS
REALTY GROUP

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**92 Goodall Avenue
Red Deer, Alberta**

MLS # A2280676



\$469,100

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,091 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

This 4 level split with a legal suite presents a strong opportunity for investors in a convenient Red Deer location. Offering 5 total bedrooms and two 5-piece bathrooms, this home provides functional layout, good separation of space. The legal basement suite features a private side entrance, allowing tenants independence while maintaining privacy for the upper level. The main floor includes a bright living area with large windows, a practical kitchen, and comfortable gathering spaces that offer flexibility for families or shared living. The lower levels provide additional living space, storage, and utility areas that enhance the home's overall functionality. Outside, the property includes a single detached garage, a partially fenced yard, and ample parking. The lot offers room for everyday use, whether for tenants, families, or future improvements. Located close to schools, parks, shopping, and everyday amenities, this home sits in a practical and desirable area of Red Deer. The property is currently fully rented. A solid, straightforward investment in a great Red Deer neighbourhood.