



**4102 46 Street  
Red Deer, Alberta**

**MLS # A2292189**



**\$349,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Faces Front, Off Street, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows		

**Inclusions:** Basement refrigerator & stove.

Legally Suited!! This non-conforming legally suited home in Grandview has a bright main floor with 2 bedrooms, hardwood floors, a spacious kitchen and 4pce bath. The lower level also has 2 bedrooms (1 quite small with no closet), a functional kitchen and living room space and full bath. There is a nice sized fenced lot and a 16x24 detached garage. The upper level is now vacant and easy to show, the lower level has a great tenant on a month to month tenancy. The current owner has removed much of the original drywall and added additional insulation to the walls before replacing the drywall, there has been extra insulation blow into the ceiling (there is vermiculite under the blown in cellulose) and the home was re-shingled in 2012. A new furnace was added in January of last year, and there is shared laundry.