



**3818 46 Street
Red Deer, Alberta**

MLS # A2194532



\$349,000

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	785 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, On Street, Outside, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x 2, Washer and Dryer x 2, Dishwasher Stove x 2

Legal suited home in Eastview. Main floor suite has 2 bedrooms, a 4 piece bathroom and its own in suite laundry and dishwasher with vinyl plank flooring. The suite also has a front attached south facing deck. Currently rented at \$1455 per month with utilities included. The basement suite is a one bedroom suite with a 3 piece bathroom. This suite has vinyl plank flooring a separate entrance off the side of the home with concrete patio area. This suite is currently rented out for \$1135 per month. There is a single detached garage with power currently not in use by the tenants with rear alleyway access. The property is located on 2 lots with a good sized partially fenced yard and close to schools, shopping and walking trails.