

3738 46 Street  
Red Deer, Alberta

MLS # A2278168

**\$364,900**



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Eastview               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 900 sq.ft.             | <b>Age:</b>   | 1954 (72 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot             |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Baseboard, Electric, Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Tile                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                   | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks, Separate Entrance               |                   |     |
| <b>Inclusions:</b> | Benches in Garage                            |                   |     |

LIVE UP & RENT DOWN – OR RENT IT ALL! Fantastic investment or mortgage-helper opportunity on a corner lot with extra parking! This well-located property sits on two R1A lots and features a legal basement suite with extra-large windows offering excellent natural light and comfort. Separate laundry for up & down. Ideally positioned close to shopping, transit, and schools, and centrally located for easy commuting to all of the city's most popular amenities. The home has seen thoughtful upgrades, including additional attic insulation for year-round comfort and replacement of the old sewer lines (year of work is unknown). A double garage keeps your vehicles protected from the elements, while the spacious lot also provides ample room for RV parking. Legal suite with separate entrance & electric baseboard heat. Currently rented for \$1,000/month (utilities included) Main floor vacant, freshly painted & ready for immediate possession or rental. Corner lot = Extra parking Whether you're looking to live upstairs and offset your mortgage, or maximize rental income, this property checks all the boxes.