

**92 Goodall Avenue  
Red Deer, Alberta**

**MLS # A2280676**



# \$469,100

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

This 4 level split with a legal suite presents a strong opportunity for investors or multi-generational living in a convenient Red Deer location. Offering 5 total bedrooms and two 5-piece bathrooms, this home provides functional layout, good separation of space, and excellent rental potential. 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 that appeals to both renters and owner-occupants. The property is currently fully rented, providing immediate income for investors or an opportunity for buyers looking to live upstairs while offsetting costs with rental income below. A solid, straightforward investment in a great Red Deer neighbourhood.