

3723 50 Street  
Red Deer, Alberta

MLS # A2165019



## \$270,000

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Eastview                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 833 sq.ft.                       | <b>Age:</b>   | 1948 (76 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Suite             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Open Floorplan          |                   |     |

**Inclusions:** Fridge(2), Stove(2), Washer(2), Dryer(2), Garage Door Opener, 1 control

LEGALLY SUITED Affordable Revenue Property with newly renovated main floor! This property sits on 3) - 25' Lots and is 75' Wide by 120' Long! 2 Bedroom Main Floor Suite, 1 Bedroom Basement Suite, Plus a Double Detached Garage which is heated, fully finished(24'x26'). Newer Furnace in 2015, HWT in 2015. Main Floor Reno in 2024. The perfect Rental Property to add to your portfolio or live up and have a basement tenant!