



**3905 46 Street**  
**Red Deer, Alberta**

**MLS # A2312986**



**\$324,000**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Other, See Remarks, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge x 2, Dishwasher x 2, Stove x 2, Microwave, Washer and Dryer x 2 and window coverings

This property is available now, pick your tenants and set your rent. The main floor has 2 bedrooms, one 4 piece bathroom, living room and kitchen with separate laundry space. Kitchen cabinets were just repainted. There is a side entrance off the kitchen and the front door just replaced. The basement is able to be rented separately. It has a separate entrance from the rear. One bedroom, a living room space, a 3 piece bathroom, kitchen space and has a separate laundry area. There is also an area at the bottom of the stairs could be used for storage. New kitchen cabinets, backsplash tile and Microwave have just been installed in the basement. The basement also has its own laundry area. All the windows in the basement, basement entrance windows, main living room and both upstairs bedrooms have been replaced with new. The exterior was repainted 1 year ago and new eavestroughs were just installed. Shingles were replaced in 2016. There is rear alley access and room for parking out back. The home was built on 2 lots so there is lots of room to build a garage. Foundation is concrete slab with cinder block walls.