



**3918 47 Street**  
**Red Deer, Alberta**

**MLS # A2324201**



**\$649,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, Street Lighting		

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

**Inclusions:** Stoves (2), Fridges (2), Dishwashers (2), Microwave Hood Fans (2), Washers (2), Dryers (2), All Window Coverings, Garage Door Openers (2)

Discover the endless possibilities with this modern up-and-down duplex, centrally located in the desirable Eastview neighborhood. Whether you're looking for a solid revenue property, an investment opportunity, or a home with a substantial mortgage helper, this clean and versatile property checks all the boxes. Featuring a unique floor plan, each unit enjoys the convenience of its own oversized attached single garage, offering privacy and functionality rarely found in duplex-style properties. The bright and spacious upper unit offers three bedrooms, including a primary suite complete with a private 3-piece ensuite. A welcoming living room flows into the dining area and well-appointed kitchen, while a garden door leads to the back deck and yard, creating the perfect space for relaxing or entertaining. Separate laundry facilities add further convenience for the upper occupants. The lower unit is equally impressive, boasting a huge living room, a spacious kitchen with an island, two good-sized bedrooms, a full 4-piece bathroom, and its own separate laundry room. With ample parking available at the front and back, including two attached garages and additional parking pads, this property offers exceptional flexibility and value for homeowners and investors alike.