



**GRASSROOTS**  
REALTY GROUP

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3912 46 Street  
Red Deer, Alberta

MLS # A2332339



**\$250,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Eastview               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 640 sq.ft.             | Age:   | 1953 (73 yrs old) |
| Beds:     | 1                      | Baths: | 1                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Back Lane              |        |                   |

|             |                                |
|-------------|--------------------------------|
| Heating:    | Forced Air                     |
| Floors:     | Linoleum, Vinyl Plank          |
| Roof:       | Asphalt Shingle                |
| Basement:   | Full                           |
| Exterior:   | Concrete, Wood Frame           |
| Foundation: | Poured Concrete                |
| Features:   | Laminate Counters, See Remarks |

|            |     |
|------------|-----|
| Water:     | -   |
| Sewer:     | -   |
| Condo Fee: | -   |
| LLD:       | -   |
| Zoning:    | R-D |
| Utilities: | -   |

Inclusions: None

Amazing Investor potential on existing home or the opportunity to build a Duplex. This property has a great 28 by 26 Garage that is in great shape.