



GRASSROOTS
REALTY GROUP

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3927 40A Avenue
Red Deer, Alberta

MLS # A2340600



\$399,900

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Rear Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Metal Counters, Separate Entrance		

Inclusions: Hood Fan, Window Blinds, Ceiling Fansx2, Electric Stove, Refrigerator, Dishwasher

Welcome to this lovely, well-maintained bungalow, with a fully LEGAL SUITE. ideally located in the sought-after community of Grandview. The property is conveniently situated near elementary, middle, and high schools, with downtown just minutes away and Red Deer Regional Hospital Centre approximately a five-minute drive away. A nearby shopping plaza, public transit, bike paths, and walking trails add to the everyday convenience of this DESIREABLE location. The MAIN LEVEL offers a bright, functional layout featuring an open kitchen, dining area, and living room, along with two bedrooms and an UPDATED four-piece bathroom. Four new appliances add to the move-in-ready appeal of the home. The LOWER LEVEL includes a shared laundry area, TWO FURNACES (with a regular service maintenance contract in place), and SEPARATE electrical meters for the main floor and legal suite, allowing for individual electrical consumption. The spacious two-bedroom LEGAL SUITE features an inviting living and dining area, a full kitchen with white cabinetry and a stylish subway tile backsplash, and a MODERN four-piece bathroom with a floating vanity. An additional rear entrance provides added privacy and independence for the suite. Outside, the huge backyard is fully fenced and includes a storage shed and a FOUR-CAR gravel parking pad, offering plenty of off-street parking. This TURN-KEY Grandview property presents a fantastic opportunity for investors or homeowners looking to offset their mortgage with rental income while enjoying a well-maintained home in a desirable, established neighbourhood. The Legal Suite offers exceptional value, providing buyers with approved rental-income potential, greater financing flexibility, added peace of mind through proper permitting and inspections, and no need to take on the cost, uncertainty or hassle of

legalizing an unapproved suite. Please allow a minimum of 24 hours notice for showings.