



GRASSROOTS
REALTY GROUP

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3830 46 Street
Red Deer, Alberta

MLS # A2350518

\$240,000

Division:	Eastview		
Type:	Residential/House		
Style:	Bungalow		
Size:	695 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer

Opportunity awaits in the mature community of Eastview! Situated on a large 75' x 125' lot with mature trees and back lane access, this property offers plenty of potential for a buyer looking to renovate, invest, or explore future redevelopment possibilities. The 696 sq. ft. bungalow features a functional main floor with a spacious living room, kitchen and dining area, one bedroom, 3-piece bathroom, and convenient rear entry/mudroom. The partially finished basement offers an additional bedroom, laundry area, and plenty of storage space. Outside, enjoy the spacious yard with mature trees, a fire pit, rear deck, garden shed, and parking for multiple vehicles. Located close to schools, shopping, parks, and everyday amenities, this property offers an affordable opportunity to put your own plans into action in an established Red Deer neighbourhood.