



GRASSROOTS
REALTY GROUP

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5515 45 Avenue
Red Deer, Alberta

MLS # A2350963

\$319,900

Division:	Waskasoo		
Type:	Residential/House		
Style:	Bungalow		
Size:	842 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Stove and Fridge in Basement.

Welcome to Waskasoo! this legally suited home is currently generating \$2,425.00 per month in rental income and the tenants pay all utilities. The main floor offers 2 bedrooms, and good sized living room, cozy kitchen and 4 pc bath. The legal basement suite has 2 bedrooms, 4pc bath, kitchen and living area. The basement is also where you will find the shared laundry. The yard is shared and fenced as well. The main floor has use of the attached single garage as well.