

3418 49 Avenue  
Red Deer, Alberta

MLS # A2237363



\$484,900

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | South Hill                          |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | Bungalow                            |        |                   |
| Size:     | 995 sq.ft.                          | Age:   | 1953 (72 yrs old) |
| Beds:     | 5                                   | Baths: | 2                 |
| Garage:   | Double Garage Detached, Parking Pad |        |                   |
| Lot Size: | 0.14 Acre                           |        |                   |
| Lot Feat: | Back Lane                           |        |                   |

|             |                                      |
|-------------|--------------------------------------|
| Heating:    | Forced Air                           |
| Floors:     | Carpet, Ceramic Tile, Hardwood       |
| Roof:       | Asphalt                              |
| Basement:   | Finished, Full, Suite                |
| Exterior:   | Concrete, Wood Frame                 |
| Foundation: | Poured Concrete                      |
| Features:   | Built-in Features, Separate Entrance |

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

Inclusions: N/A

Charming, well-maintained bungalow in South Hill Red Deer featuring a legal up/down suite—ideal for homeowners or investors! The main level offers 3 spacious bedrooms, a bright living room with a bay window, original hardwood floors, and a custom kitchen with vaulted ceilings and oversized windows for an abundance of natural light. The lower level is a 2-bedroom legal suite with separate entrance. The suite is currently tenant-occupied under lease, and the new owner must assume the tenancy. Both bathrooms have been recently updated with modern finishes. Situated on a large, fenced lot with a double detached garage, fantastic rear deck, and great curb appeal—right across from a school and close to parks, walking trails, transit, and more. A truly turnkey opportunity!