

\$524,999 - 46 Stephenson Crescent, Red Deer

MLS® #A2235966

\$524,999

6 Bedroom, 2.00 Bathroom, 1,183 sqft
Residential on 0.12 Acres

Sunnybrook South, Red Deer, Alberta

Legally Suited Bi-Level on Corner Lot in
Desirable Southbrook!

Investor alert! This legally suited 6-bedroom bi-level is perfectly located on a spacious corner lot in the sought-after Southbrook subdivision of Red Deer. Offering two self-contained legal suites with separate fenced yards and private entrances, this property provides excellent versatility.

The upper level features 3 bedrooms, a full 4-piece bathroom, and brand new carpet and fresh paint throughout—move-in ready for a new owner or tenant. Enjoy the convenience of in-suite laundry, bright open living spaces, and access to a private fenced yard complete with rear deck.

The lower level suite also includes 3 bedrooms, a full 4-piece bath, and its own in-suite laundry. This legal suite is currently occupied by a reliable long-term tenant under lease until April 2026, offering immediate rental income stability.

Additional highlights include: Rear off-street parking for multiple vehicles. Separate fenced yards for each unit. Corner lot offering additional parking space and easy access. Quiet, family-friendly neighborhood close to parks, schools, and amenities. Whether you're looking to live up and rent down, add to your investment portfolio, or simply



secure a home with strong income potential,
this property checks all the boxes.

Don't miss this opportunity in one of Red
Deer's most desirable communities!

Built in 2009

Essential Information

MLS® #	A2235966
Price	\$524,999
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Up/Down, Bi-Level
Status	Active

Community Information

Address	46 Stephenson Crescent
Subdivision	Sunnybrook South
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0L4

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	High Efficiency, Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Level
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2025
Days on Market	22
Zoning	R1S

Listing Details

Listing Office	RE/MAX real estate central alberta
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