$347,500 - 5337 44 Avenue, Red Deer

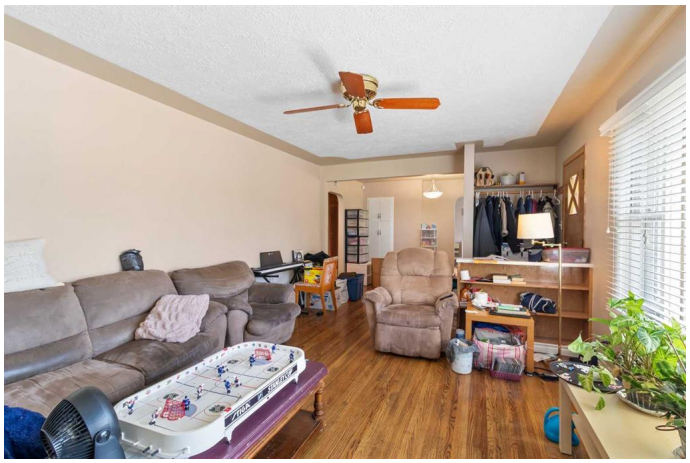
MLS® #A2254711

$347,500
4 Bedroom, 2.00 Bathroom, 1,087 sqft
Residential on 0.14 Acres

Woodlea, Red Deer, Alberta

SUITE DEAL ~ MONEY MACHINE ~ LEGAL SUITE Investment property in Red Deer! This legally suited bungalow is perfectly located close to the river, trail system, schools, and downtown, making it an ideal opportunity for renters or homeowners.
The main floor features a spacious living room, kitchen, and dining area, along with three bedrooms and a full bathroom. Downstairs, the two bedroom legal suite boasts a separate entrance, a full kitchen, living area, bedroom and bathroom. Common laundry / mechanical room. Single detached garage and garden area, this property has everything you need to make for a great investment. Tenant occupied. Current Rents are $1,400.00 up and $1,100.00 down. Landlord pays utilities. The legal suite will help you qualify for financing.

Built in 1954



Essential Information

MLS® #	A2254711
Price	$347,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.14
Year Built	1954

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5337 44 Avenue
Subdivision	Woodlea
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3J1

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	11
Zoning	R-L

Listing Details

Listing Office Royal LePage Network Realty Corp.

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