

# \$367,500 - 3719 50 Street, Red Deer

MLS® #A2262679

## \$367,500

4 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.14 Acres

Eastview, Red Deer, Alberta

Eastview bungalow with LEGAL SUITE, separate entrance and divided double garage for tenants. Recent upgrades include a high-efficiency furnace & HWT ensuring low maintenance and energy efficiency. The upper level has been tastefully renovated with upgrades to windows, flooring, kitchen cabinets, bathroom, interior doors and trim, and paint. With 3 bedrooms upstairs and a full bathroom, there is ample space for a growing family or guests. The lower level features a one-bedroom legal suite with a kitchen and bathroom, while the den can be utilized as a second bedroom. Convenience is key with shared laundry in the basement and additional storage space. Each level has its own private entrance providing privacy for both occupants. The yard is spacious and includes a fire-pit, as well as off-street parking for 2 vehicles on a gravel pad in addition to the double garage. Don't miss out on this unique property that offers both a comfortable living space and additional rental income potential. Tenants are month to month occupancy and revenues are \$1,400.00 up and \$1,100.00 down. Tenants pay electrical as both up and down have their own electrical meter.

Built in 1960

## Essential Information

MLS® # A2262679

Price \$367,500



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3719 50 Street
Subdivision	Eastview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T2P 1E2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	1
Zoning	R-D

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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