



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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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	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance		

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!