\$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 \$1,000.00 down. Landlord pays utilities. The legal suite will help you qualify for financing.



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 Finished, Full, Exterior Entry, 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 59
Zoning R-L

Listing Details

Listing Office Royal LePage Network Realty Corp.

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