

3925 45 Street
Red Deer, Alberta

MLS # A2228648



\$399,900

Division:	Eastview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,141 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, Floor Furnace	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Block	Utilities:	-
Features:	Recessed Lighting		

Inclusions: 2 Fridges, 2 Stoves, 1 Dishwasher, Washer, Dryer, 1 Garage Remote, Shed, Lawn Mower & Other Shed Contents

Southside location for this fully tenanted home (including the garage) with an illegal suite. On a quiet street is this 4 bedroom home with a heated 24 X 24 garage. This home has a great floor plan. The main level has 3 bedrooms, an updated bathroom, a kitchen with newer appliances and a good sized living room. The illegal suite in the basement is bright due to the large windows. It is in excellent condition and offers a bedroom with an egress window, a nice kitchen, living room and bathroom. There is a shared laundry area. The backyard is big offering a nice sized deck and plenty of yard space + the super sized garage and additional parking behind.