

# \$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.

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          | 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 | 44                  |
| Zoning         | R-L                 |

### Listing Details

Listing Office                      Royal LePage Network Realty Corp.

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