

# \$469,900 - 3418 49 Avenue, Red Deer

MLS® #A2237363

## \$469,900

5 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.14 Acres

South Hill, Red Deer, Alberta

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!

Built in 1953

## Essential Information

MLS® #	A2237363
Price	\$469,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.14
Year Built	1953
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3418 49 Avenue
Subdivision	South Hill
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3W2

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 7th, 2025
Days on Market	51
Zoning	R-M

### Listing Details

Listing Office	RE/MAX real estate central alberta
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