

# \$367,500 - 3719 50 Street, Red Deer

MLS® #A2262679

## \$367,500

4 Bedroom, 2.00 Bathroom, 1,097 sqft  
Residential on 0.14 Acres

Eastview, Red Deer, Alberta

Eastview bungalow with LEGAL SUITE, separate entrance and divided double garage for tenants. Recent upgrades include a high-efficiency furnace & HWT ensuring low maintenance and energy efficiency. The upper level has been tastefully renovated with upgrades to windows, flooring, kitchen cabinets, bathroom, interior doors and trim, and paint. With 3 bedrooms upstairs and a full bathroom, there is ample space for a growing family or guests. The lower level features a one-bedroom legal suite with a kitchen and bathroom, while the den can be utilized as a second bedroom. Convenience is key with shared laundry in the basement and additional storage space. Each level has its own private entrance providing privacy for both occupants. The yard is spacious and includes a fire-pit, as well as off-street parking for 2 vehicles on a gravel pad in addition to the double garage. Don't miss out on this unique property that offers both a comfortable living space and additional rental income potential. Tenants are month to month occupancy and revenues are \$1,400.00 up and \$1,100.00 down. Tenants pay electrical as both up and down have their own electrical meter.

Built in 1960

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2262679  |
| Price  | \$367,500 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,097       |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3719 50 Street |
| Subdivision | Eastview       |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T2P 1E2        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full, Exterior Entry, Suite |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Landscaped       |
| Roof              | Asphalt          |
| Construction      | Wood Frame       |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-D               |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.