



## Red Deer-RUR6-Eastview

3706 47 Street

LP \$ 239,900

MLS #: C3464173

**Status:** Active

**Type:** Residential Detached Single Family

**DOM:** 46

**Style:** Bungalow

**Rms Abv Gd:** 4

**Year Built:** 1958

**Bedrms:** Above: 2/Ttl: 3

**Basement:** Full

**Full/Half Baths:** 2

**Bsmnt Dev:** Fully Finished Suite, Remodelled Basement

**Tot Flr SqFt:** 899.87

**Total Sq M:** 83.6

3706 47 Street Red Deer. LEGAL SECONDARY SUITE APPROVED BY THE CITY OF RED DEER! Live on the Main Floor and Rent the Basement for a Mortgage Helper. Two Bedrooms plus Den on Main Floor. Large Living Room. Self Contained One Bedroom BASEMENT SUITE with Four Piece Bath. Basement Suite Meets Local Red Deer Codes for Legal Use and Occupancy. Located on a LARGE Mature Treed lot with a 22x24 DOUBLE detached GARAGE. Shared Laundry. Close to Transit, Schools and Shopping. Turn Key Investment with Property Management in Place. No Sign on the Property-Do Not Disturb the Tenants. Rental Income Available Upon Request. All information and measurements are believed to be true but should be verified by the buyer(s). Perfect Time to Purchase for Low Down and Subsidize your Mortgage or Hold as a Solid Investment. Drive By and Check it Out!! Then Call your Favorite Realtor to View-No Disappointments Here.

### Directions:

### Virtual Tour:

### Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:30 days	Occupancy:	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	0	0	2	0	0		Tenant Rights	<b>Main:</b>	83.6	899.87
<b>Enst Baths:</b>		0	0	0	0	0			<b>Uppr:</b>		
<b>Addl Rms:</b>				<b>Finish Levels:</b> 2				<b>Garage Dim:</b>	<b>AbGd:</b>	83.6	899.87
<b>Fin Fpl/Rgh:</b>				<b>Fplc Fuel:</b>				<b>Elem Schl:</b>	<b>Lowr:</b>	70.3	756.71
<b>Fireplace:</b>								<b>Middle Schl:</b>	<b>BIGd:</b>		
<b>Parking:</b>								<b>High Schl:</b>	<b>Total A.G:</b>	83.6	899.87
<b>Living Room:</b>	13x8.5		M				<b>Master Bdrm:</b>	12x9.5	M		
<b>Dining Room:</b>							<b>Bedrm 2:</b>	11.7x9.1	M		
<b>Kitchen:</b>	12.5x10.5		M				<b>Bedrm 3:</b>	11.7x11.5	B		
<b>Family Room:</b>							<b>Bedrm 4:</b>				
<b>Den:</b>							<b>Second Kitchen</b>	6.9x6.9	B		

**Flooring:** Carpet, Linoleum

**Foundation:** Concrete

**Construct:** Wood Frame

**Heat Type:** Forced Air-1

**Roof:** Asphalt Shingles

**Heat Fuel:** Natural Gas

**Exterior:** Stucco, Wood

**Remodel:**

**Site Influen:** Fenced, Flat Site, Back Lane, Landscaped, Playground  
Nearby, Schools, Shopping Nearby, Public

**Features:** Detectors Smoke, Greenhouse, Vinyl Windows

**Goods Incl:** Dryer, Garage Opener, Refrigerators-Two, Stoves-Two,  
Washer, Window Coverings-All

**Amenities:** Appliances Included, Fenced, Laundry-In-Suite,  
Playground, Parking-Extra

**Warranty:** None

**Restrict:** N-KNW

**Front Exposure:**S

**Goods Excl:**

**Prop Class:** Single Family

**Condo/HOA:**

**Condo:**

**HOA:**

**Condo Name:**

**Condo/HOA Incl:**

**Prk Encl/TTL:** 2/3

**Prk Plan Dsc:**

**Total Lot M2:**

**Lot Dimen:**

**Frontage:** 15.2

**Lot Shape:** Rectangular

<b>Depth:</b> 33.0	<b>Zoning:</b> R2
<b>Conform:</b>	<b>Front Expos:</b> S
<b>Mortgage:</b> \$0	<b>Cash Down:</b>
<b>Payments:</b>	<b>Due:</b>
<b>Rate:</b>	<b>Lender:</b>
<b>Taxes:</b> \$ 1,558 - 2010	<b>Local Improve</b>

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04/21/11 10:06 AM -- INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. -- RES Client Detail View