



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:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:30 days		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	0	0	2	0	0	Occupancy:	Tenant Rights	Main:	83.6	899.87
Enst Baths:		0	0	0	0	0			Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim:		AbGd:	83.6	899.87
Fin Fpl/Rgh:	Fplc Fuel:						Elem Schl:		Lowr:	70.3	756.71
Fireplace:							Middle Schl:		BIGd:		
Parking:	Double Garage Detached						High Schl:		Total A.G:	83.6	899.87
Living Room:	13x8.5		M				Master Bdrm:	12x9.5	M		
Dining Room:							Bedrm 2:	11.7x9.1	M	Second Living:	15.5x11.5 B
Kitchen:	12.5x10.5		M				Bedrm 3:	11.7x11.5	B		
Family Room:							Bedrm 4:				
Den:							Second Kitchen	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			
							Restrict:	N-KNW			
							Goods Excl:				
Warranty:	None										
Front Exposure:	S										
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			

Depth:	33.0	Zoning:	R2
Conform:		Cnform Yr:	Front Expos: S
Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 1,558 - 2010	Local Improve:	
04/21/11	10:06 AM	-- INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. --	RES Client Detail View