

\$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

Welcome to your dream 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 looking for extra income.

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 \$1,100.00 down. Landlord pays utilities.

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	Exterior Entry, Finished, Full, 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	2
Zoning	R-L

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.