

\$395,000 - 3721 46 Street, Red Deer

MLS® #A2251283

\$395,000

3 Bedroom, 2.00 Bathroom, 833 sqft
Residential on 0.14 Acres

Eastview, Red Deer, Alberta

Welcome to this excellent investment opportunity in the family-friendly Eastview neighborhood. This property offers a versatile setup, perfect for a homeowner or for an investor seeking a strong return on investment in Red Deer. The home features a practical layout with a 2-bedroom main floor unit and an exceptionally large 1-bedroom legal suite on the lower level, each with its own entrance-front and back. Both suites are rented to long-term tenants who would love to stay. The upstairs unit, which also includes use of the heated double garage, rents for \$1,800 per month, while the downstairs suite rents for \$975 per month. Utilities are included in rent. Together, the property currently generates a total monthly income of \$2,775—all at an attractive purchase price of just \$395,000. That is an outstanding buy with immediate cash flow in place. Several upgrades have already been completed. Both suites come equipped with appliances, including two fridges, two stoves, plus a washer and dryer in common space. The outdoor space is a highlight. A deck with built-in benches overlooks the backyard, perfect for relaxing or entertaining. The fully fenced yard facing south with mature trees adds privacy, shade, and character to the lot. The oversized heated garage at the back with alley access is a rare find and adds even more value for tenants. The surrounding neighborhood is peaceful and welcoming, with great neighbors and a true community feel that keeps tenants happy.



Whether you are looking for a low-cost home with potential or want to grow your real estate portfolio with a reliable property, this Eastview home offers it all. With excellent tenants and an attractive price, this is truly a rare find. At just \$395,000, currently generating \$2,775 in monthly income, this is one of the best buys on the market today. Opportunities like this do not last long.

Built in 1957

Essential Information

MLS® #	A2251283
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3721 46 Street
Subdivision	Eastview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1L5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade, Suite

Exterior

Exterior Features	Private Yard, Other
Lot Description	Landscaped, Wooded
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Block

Additional Information

Date Listed	September 29th, 2025
Days on Market	16
Zoning	R-D

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.