

# \$459,900 - 44 Oyen Crescent, Red Deer

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MLS® #A2230836

**\$459,900**

5 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.14 Acres

Oriole Park, Red Deer, Alberta

Excellent Investment Opportunity with Legal Suite!

This legally suited property is an ideal choice for investors or buyers looking for a mortgage helper. The home features 3 bedrooms on the main floor and 2 bedrooms in the updated basement legal suite, offering strong rental potential and practical separate living spaces.

Both levels include their own full kitchens, making it easy to rent out or live in one unit while generating income from the other. The basement legal suite has been recently updated, with a large recreational room/living area, providing a comfortable and functional layout.

Set on a spacious lot facing a quiet green space, the property also includes a double detached garage and a large backyard, perfect for tenants or outdoor relaxation.

Located in a quiet, established neighbourhood close to schools, parks, and major routes, this property is a smart investment with long-term potential. Contact your Realtor® today to book your own private tour!

Built in 1978

## Essential Information

MLS® #

A2230836



|                |             |
|----------------|-------------|
| Price          | \$459,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,070       |
| Acres          | 0.14        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 44 Oyen Crescent |
| Subdivision | Oriole Park      |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4P1T4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Exterior Entry, Full, Suite, Walk-Up To Grade                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Mixed, Wood Frame                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 13th, 2025  
Days on Market                71  
Zoning                              R1

**Listing Details**

Listing Office                    CIR Realty

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