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

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 126 Zoning R1

Listing Details

Listing Office CIR Realty

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