$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 RealtorÂ® 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	96
Zoning	R1

Listing Details

Listing Office	CIR Realty

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