

# **\$532,900 - 46 Stephenson Crescent, Red Deer**

MLS® #A2235966

**\$532,900**

6 Bedroom, 2.00 Bathroom, 1,183 sqft  
Residential on 0.12 Acres

Sunnybrook South, Red Deer, Alberta

Legally Suited Bi-Level on Corner Lot in  
Desirable Southbrook!

Investor alert! This legally suited 6-bedroom bi-level is perfectly located on a spacious corner lot in the sought-after Southbrook subdivision of Red Deer. Offering two self-contained legal suites with separate fenced yards and private entrances, this property provides excellent versatility.

The upper level features 3 bedrooms, a full 4-piece bathroom, and brand new carpet and fresh paint throughout—move-in ready for a new owner or tenant. Enjoy the convenience of in-suite laundry, bright open living spaces, and access to a private fenced yard complete with rear deck.

The lower level suite also includes 3 bedrooms, a full 4-piece bath, and its own in-suite laundry. This legal suite is currently occupied by a reliable long-term tenant under lease until April 2026, offering immediate rental income stability.

Additional highlights include: Rear off-street parking for multiple vehicles. Separate fenced yards for each unit. Corner lot offering additional parking space and easy access. Quiet, family-friendly neighborhood close to parks, schools, and amenities. Whether you're looking to live up and rent down, add to your investment portfolio, or simply



secure a home with strong income potential,  
this property checks all the boxes.

Donâ€™t miss this opportunity in one of Red  
Deer's most desirable communities!

Built in 2009

### **Essential Information**

MLS® #	A2235966
Price	\$532,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	46 Stephenson Crescent
Subdivision	Sunnybrook South
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0L4

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	High Efficiency, Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Level
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	8
Zoning	R1S

## Listing Details

Listing Office	RE/MAX real estate central alberta
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