

# \$524,900 - 134 Stephenson Crescent, Red Deer

MLS® #A2262343

## \$524,900

6 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.12 Acres

Sunnybrook South, Red Deer, Alberta

Superior location (SOUTHBROOK SUBDIVISION) for this well maintained Legal self contained up/down duplex, perfect for investors or those desiring a mortgage subsidy! Features 3 bedroom 1 bathroom up plus 3 bedroom 1 bathroom down with separate entrances. All utilities are separately metered. Includes 2 stoves, 2 fridges, 2 microwaves, 2 dishwashers, 2 stackable washer/dryer units, 2 furnaces, 2 hot water tanks. Upper suite has 10x12 deck and lower suite has 10x12 concrete patio. Yard is fully fenced with divider for separate yards with garbage containment & 4 car gravel parking pad. The yard has been finished with low maintenance landscaping. Plenty of off street parking on corner lot. Great location in desirable area with easy highway access. Upper suite flooring replaced in 2025, lower suite h2o tank replaced in 2024. Tenants rights apply. Upper suite rents for \$1500.00 (below market) plus tenant pays utilities. Lower suite rent is \$1300 plus tenant pays utilities.

Built in 2009

## Essential Information

MLS® #	A2262343
Price	\$524,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2



Square Footage	1,162
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	134 Stephenson Crescent
Subdivision	Sunnybrook South
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4L 0L6

### **Amenities**

Amenities	Laundry
Parking Spaces	4
Parking	Alley Access, On Street, Parking Pad, Gravel Driveway

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 7th, 2025
Zoning	R-L

**Listing Details**

Listing Office                RCR - Royal Carpet Realty Ltd.

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