

\$449,900 - 12 Mcphee Street, Red Deer

MLS® #A2238638

\$449,900

4 Bedroom, 3.00 Bathroom, 1,465 sqft

Residential on 0.15 Acres

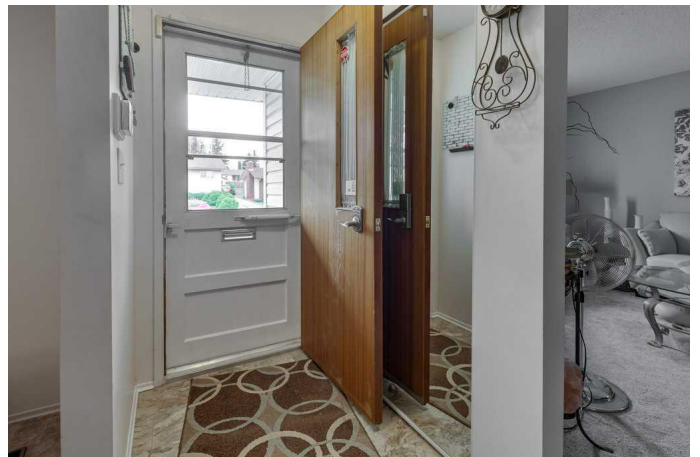
Morrisroe, Red Deer, Alberta

Charming Family Home with Versatile Living Space & Prime Location

Nestled in a family-friendly neighborhood and within easy walking distance to multiple schools, parks, and playgrounds, this well-loved home offers comfort, space, and flexibility for today's modern families. With 3 spacious bedrooms on the main floor and a fully developed illegal basement suite, this property is ideal for multi-generational living, a live-in nanny, or potential rental income.

Step inside to a bright and airy living room filled with natural light from the large south-facing window, perfect for relaxing or entertaining guests. A formal dining room adds elegance to family meals, while the generous eat-in kitchen features a functional corner layout with abundant cabinetry, a pantry, stainless steel appliances, and a moveable island for added prep space.

The main floor is thoughtfully laid out with two good-sized bedrooms for children or guests, and a large primary retreat complete with a private 4-piece ensuite bathroom. Downstairs, the fully finished basement provides incredible value and versatility. The spacious rec room is ideal for movie nights, games, or a home office setup. There's also a huge storage room, perfect for tools, a workshop area, or seasonal items. Additionally, the basement includes a self-contained studio-style illegal suite, featuring a sleek modern kitchen, a full 4-piece bathroom, and a private living/sleeping space—perfect for grandparents, teens, or



guests seeking privacy. Outside, youâ€™ll find even more to love. A detached double garage offers secure parking or workspace, while an RV parking pad and gravel front pad provide room for additional vehicles, trailers, or toys. Enjoy your morning coffee or evening relaxation on the private back deck, complete with two storage sheds for added convenience. Lovingly maintained by the same family for three generations, this home radiates warmth and pride of ownership. Whether you're looking to raise a family, house multiple generations, or invest in a property with income potential, this home checks all the boxes and is ready for its next chapter.

Built in 1973

Essential Information

MLS® #	A2238638
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,465
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12 Mcphee Street
Subdivision	Morrisroe
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 5T4

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.