



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5422 38 Street**  
**Red Deer, Alberta**

**MLS # A2233717**



**\$269,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	644 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Discover this hidden gem on a spacious 50x125 ft. lot in the heart of West Park! Whether you're a first-time buyer or a savvy investor, this fully finished 3-bedroom, 2-bathroom home offers comfort, convenience, and unbeatable value. Step inside to find a beautifully updated interior featuring modern flooring, refreshed bathrooms, and a stylish kitchen. Major upgrades include newer siding, some upgraded windows, a newer electrical panel with rewired systems, updated plumbing, and the addition of weeping tile &mdash; giving you peace of mind from top to bottom. Enjoy summer evenings on the deck just off the kitchen, complete with a natural gas hookup for your BBQ. The generous backyard provides plenty of space for play, gardening, or future expansion, and there's extra parking alongside the single garage. Located within walking distance to Red Deer Polytechnic and nearby walking trails, this home offers both lifestyle and location in one perfect package.