



GRASSROOTS
REALTY GROUP

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**2 Wishart Street
Red Deer, Alberta**

MLS # A2234592



\$400,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,178 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener and two controllers, shelving in garage, TV mount in living room, portable fire pit in backyard, deep freeze in basement

A beautifully maintained 3 bedroom, 3 bathroom bungalow nestled in the heart of West Park, Red Deer. Spanning across a generous living area of 1178 sq.ft, this stunning bungalow definitely shows pride of ownership. Step inside to discover a well-lit, inviting interior, featuring brilliant new windows and a brand-new front door. Experience the charm of quality construction and captivating vaulted wood ceilings as you walk into the living room. The living comfort escalates with a high-efficiency furnace and on-demand hot water system. The ample beauty is just not confined within the four walls. A recently installed roof (2022) is there for guaranteed protection, while the finished basement stands as a perfect space for movie nights and has extra storage. The outdoor space is nothing short of impressive—there is a heated, fully finished 24x26 detached garage that can easily house your vehicles or serve as an incredible workshop. Moreover, the well-kept yard adds a splash of greenery and exudes great curb appeal. Located on a corner lot, this property is just a stone's throw away from walking and biking trails—perfect for those who love to stay active. In proximity lies the beautiful Heritage Ranch as well as Red Deer Polytech. Being 4 minutes to the highway you are an hour and half to both Calgary and Edmonton. Experience the best of West Park living. This bungalow is more than just a house - its a home.