



GRASSROOTS
REALTY GROUP

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3238 57 Avenue
Red Deer, Alberta

MLS # A2236240



\$449,900

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	1974 (51 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

WELCOME home to this beautiful fully finished 6-bedroom (3+3) bungalow in the heart of Westpark! With 2,356 sq.ft of total developed living space and 2.5 baths, this home is ideal for families or as a rental investment near Red Deer Polytechnic. Recent upgrades include fresh paint, energy-efficient vinyl windows, new shingles and hot water tank (2024), and an updated sewer line with backflow valve which was completed aprox. 7 years ago. The basement has rough-ins for a second kitchen, offering flexibility for a rooming house or extra pantry/laundry space. Enjoy the oversized heated garage (25x21) with a newer furnace, bonus heated storage room, two cold storage sheds, and rear parking for 3 vehicles plus ample street parking. The home offers great curb appeal with a front porch and solar lighting. Perfectly located just one block from Red Deer Polytechnic, directly across from Westpark Middle School, and steps to parks, playgrounds, and ball diamonds. Westpark Elementary is 4 blocks away, and the bus stop is nearby. Quick access to QE2 via the 32nd St overpass makes commuting a breeze, with under 1.5 hours to either Calgary or Edmonton airports. Only 5 minutes to Red Deer Regional Hospital and walking distance to local medical clinics, shopping, and dining. Enjoy year-round outdoor recreation with nearby tennis courts, winter skating rinks, river access for tubing, and the 110+ km trail system. Heritage Ranch and Westlake Grill are just minutes away. A rare find in a prime, family-friendly location!