



**GRASSROOTS**  
REALTY GROUP

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**5858 38 StreetClose**  
**Red Deer, Alberta**

**MLS # A2237475**



**\$329,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** all remaining appliances in as-is condition, garage door remotes, sheds in as is condition

YOUR PERFECT OPPORTUNITY to get into a detached home for a reasonable price! This charming little bungalow tucked away in an excellent cul-de-sac in desirable Westpark is sure to please! This fairly original condition home has been loved by one owner for many decades and is home to many cherished family memories - and could be the right fit for your new memories! An incredible oversized lot with ample mature foliage PLUS an oversized 24W x 26L detached double garage with underfloor heat!! Additional RV parking beside the garage as well. Located only a short stroll from the Red Deer Trail system, Heritage Ranch, Red Deer Polytech, Red Deer Regional Hospital and Capstone - not to mention easy access to the QE2 - this home is perfect if you are handy and looking to create your own future!