



GRASSROOTS
REALTY GROUP

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**35 Wishart Street
Red Deer, Alberta**

MLS # A2238629



\$200,000

Division:	West Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	971 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

LOOKING for a PROPERTY that pulls DOUBLE DUTY? This half duplex in WEST PARK comes with a bonus basement SUITE (ILLEGAL, but undeniably useful), making it the ultimate tag-team SOLUTION for HOUSE HACKING, MULTI-GENERATIONAL living, OR good old-fashioned RENTAL income. LOCATED WALKING DISTANCE to Red Deer Polytechnic, Heritage Ranch, bike paths, and minutes from Hwy 2, this property checks the "location" box so hard it probably broke the pencil. The MAIN LEVEL offers approximately 971 square feet with TWO BEDROOMS, while the BASEMENT delivers TWO more BEDROOMS, upgraded windows, and its OWN ENTRANCE. Sure, it could use A LITTLE TLC and refreshing, but it's got GREAT BONES, solid POTENTIAL, and the kind of FLOOR PLAN that investors love. Whether you're looking to DOWNSIZE? DIVERSIFY? or finally STOP PAYING SOMEONE ELSE'S MORTGAGE,? This is your sign. A realistic, income-generating alternative to today's rental market.