



GRASSROOTS
REALTY GROUP

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38 Wiltshire Boulevard
Red Deer, Alberta

MLS # A2242602



\$549,900

Division:	West Park		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,815 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Many Trees, Red		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters		

Inclusions: n/a

A rare and mature property located in one of Red Deer's longest established communities, Westpark. With the epic features of having the Red Deer River Bank one block from your front door and access to Red Deer's best walking trails, including the river walk, this is a unique subdivision with a lot of positive community involvement. A location like this with neighbouring homes that have the river out of their front door is a rare gem! This location is very convenient as it is close to Red Deer Polytechnic, Red Deer Hospital, and the highway. This 5-bedroom and 4 bathroom 5-Level split offers many opportunities, including a separate entrance, second kitchen, and laundry for an illegal suite opportunity. This home has had many upgrades in recent years, including quartz counter tops and fresh flooring, to keep it modern, sleek and appealing. The yard has been excellently upkept, including easy-to-care-for front flower bed perennials, and a double detached garage with a 10ft garage door at the end of an eye-pleasing paved and brick driveway with plenty of extra parking, including 60 x 12 ft RV Parking. The backyard is spacious with a fire pit and a two-tier covered deck with privacy kept in mind, and simplicity with the backyard landscaping.