



**GRASSROOTS**  
REALTY GROUP

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**5609 42 Street**  
**Red Deer, Alberta**

**MLS # A2242847**



**\$366,777**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-D
<b>Utilities:</b>	-

**Inclusions:** Bsmt Suite: refrigerator, stove, dishwasher, hood fan, washer, dryer, Garage Door electronic Openers in AS IS condition.

Investor alert! Versatile, six-bedroom legally-suited property in sought-after West Park &mdash; fully suited with two complete units, each with separate furnace, hot water tank, and laundry, and separate utility hookups. The lower suite is upgraded with premium vinyl plank flooring and a sleek walk-in shower. Enjoy a double-car garage, off-street parking, and a fully fenced backyard for privacy. Long-term tenant upstairs (10+ years), offering reliable cash flow from day one. Located within walking distance to Red Deer Polytechnic, the hospital, schools, and dining &mdash; this is rental income at its best in a high-demand market. Don&rsquo;t miss out!&rdquo;