



GRASSROOTS
REALTY GROUP

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**5702 West Park Crescent
Red Deer, Alberta**

MLS # A2268137



\$389,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Lawn, Level		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: French Door, Open Floorplan, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 2nd refrigerator, 2nd stove

Legally Suited! West Park is the perfect neighbourhood for this legally suited property! A bright and airy upper level offers 3 bedrooms, a large front living room with laminate flooring and nicely connected kitchen and dining area with durable tile flooring. The attractive and well laid out kitchen has white cabinetry and all appliances are included. There is a tiled 4pce bath and easy access to the large upper level from the dining area. The nice sized yard is fenced and a ground level storage garage can accommodate parking or storage. The lower suite is open and bright with 2 nice sized bedrooms, a large living room, plus the kitchen and full bath. There are some vinyl windows, shingles are only 3 years old, vinyl siding, both suites have separate metered electrical meters, gas and city utilities are not separate. There is shared laundry in the mechanical room and a high-efficiency furnace! Current rents are \$1,600 up and \$1,200 down - upper suite will soon be vacant.