



GRASSROOTS
REALTY GROUP

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40 Wells Street
Red Deer, Alberta

MLS # A2268634



\$239,900

Division:	West Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,023 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Looking for your next rental or flip? Welcome to Westpark an extremely sought after neighborhood for any investment. Walking distance to Red Deer Polytech, multiple schools and parks and easy access to downtown and the highway makes Westpark one of the lowest vacancy neighborhoods in Red Deer. This solid half duplex has over 1000 sq ft of living space per floor. 4 bedrooms, 2 bathrooms, large fenced yard. Some newer windows, furnace was replaced in 2014. So if you are looking for an opportunity for an investment, don't let this one pass you by.