



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2273642**



**\$365,000**

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

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Open Floorplan, Pantry, Separate Entrance		

**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. Recent upgrades include; newer hot water tank, new stove in the lower suite, and new fire/CO detectors up and down. 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 is vacant.