



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3918 56 Avenue
Red Deer, Alberta

MLS # A2277582



\$409,900

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Welcome to this exceptional bungalow in the desirable West Park community of Red Deer. Situated on a BIG LOT backing directly onto a peaceful green space, this property offers privacy, space, and endless potential. The main floor has been beautifully renovated and features a total of 5 bedrooms and 2 bathrooms throughout the home. A legal basement suite provides an excellent opportunity to help with the mortgage or makes this an ideal investment property. Zoning allows for multi-family development, adding even more future value. Enjoy unbeatable convenience with an elementary school just a 3-minute walk away, and Red Deer Regional Hospital and Red Deer College both only 5 minutes by car. Whether you're looking for a home to live in while generating income, or a solid long-term investment, this property checks all the boxes.