



**GRASSROOTS**  
REALTY GROUP

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5418 37 Street  
Red Deer, Alberta

MLS # A2279220



**\$349,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | West Park  |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 823 sq.ft.   | Age:   | 1956 (70 yrs old) |
| Beds:     | 3  | Baths: | 2                 |
| Garage:   | Additional Parking, Alley Access, Double Garage Detached, Heated Garage, ( |        |                   |
| Lot Size: | 0.14 Acre  |        |                   |
| Lot Feat: | Landscaped, Standard Shaped Lot  |        |                   |

|             |   |            |     |
|-------------|---|------------|-----|
| Heating:    | Forced Air, Natural Gas                   | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                    | Sewer:     | -   |
| Roof:       | Asphalt                                   | Condo Fee: | -   |
| Basement:   | Full                                      | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame, Wood Siding           | Zoning:    | R-D |
| Foundation: | Poured Concrete                           | Utilities: | -   |
| Features:   | Separate Entrance, Storage, Vinyl Windows |            |     |

**Inclusions:** 2 Fridges, 2 Stoves

Full of charm and character, this cozy Westpark bungalow blends classic appeal with thoughtful updates. Beautiful original hardwood floors are complemented by a neutral color palette. The main level features two bright bedrooms with hardwood flooring and a tastefully renovated bathroom showcasing a tiled floor, tiled shower/tub, and newer vanity. The kitchen has been refreshed with updated countertops and white painted cabinetry, creating a clean and welcoming space. Modern vinyl windows are installed throughout the home, including the basement. Downstairs, the fully finished basement offers added versatility with an additional bedroom, a carpeted living area, a compact kitchen, and a 4pc bathroom featuring tile flooring and a deep soaker tub. This level provides flexible space for a variety of uses. Outside, you'll find a fully fenced backyard and an impressive oversized 30x25 detached garage that easily accommodates two vehicles with room to spare. The garage is well-equipped for hobbyists or trades, featuring a workshop-style layout, its own furnace, plumbing, and a convenient two-piece bathroom. Located in a highly walkable area, this home is just steps away from an elementary school, middle school, and college—making it a fantastic option for families or investors alike.