



GRASSROOTS
REALTY GROUP

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**30 Wishart Street
Red Deer, Alberta**

MLS # A2280705



\$439,900

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,252 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: floating shelves - living room & kitchen, Central vac & attachments (as-is), window coverings

Welcome to this beautifully updated west-facing bungalow, located in the quiet, mature neighbourhood of West Park. Lovingly cared for and owned by the same family since new, this home blends thoughtful updates with timeless comfort. The main floor is filled with big, bright windows, soft pastel tones, and crisp white trim. The living room is bright with sunlight; a comfortable space to relax and unwind. Scandi-inspired luxury vinyl flooring runs through the space, leading into a huge kitchen with an abundance of custom cabinetry—perfect for both everyday living and entertaining. There is ample kitchen storage including a pantry tucked at the end of the hall. With five bedrooms total, including the primary bedroom with a handy ensuite, this home offers flexibility for families, guests, or a home office. A functional back entrance features convenient hooks and shoe storage for busy days. This side door access leads you to the back yard. The brand-new basement is warm and inviting, complete with plush carpet, built-in entertainment cabinetry and a dry bar with plumbing in place for a future wet bar. Large basement bedrooms feature new egress windows, complemented by a lovely 4-piece bathroom, plus additional storage and mechanical space. The family room has ample space for gathering as well as a reading and office nook. Major systems are well maintained with two newer furnaces (which have been recently serviced) and hot water tank. The laundry room also offers additional storage for your freezer or shelving. This home has undergone extensive renovations including electrical updates, blow-in insulation in the attic, additional insulation to exterior, flooring throughout the main floor and basement, lighting, paint and many more as well as a complete renovation of the basement. Outside, enjoy a decent-sized backyard, RV parking,

and a detached 22’ x 22’ garage. This is a move-in-ready home that offers space, style, and long-term peace of mind in a location you’ll love.