



**GRASSROOTS**  
REALTY GROUP

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**38 Wells Street  
Red Deer, Alberta**

**MLS # A2282306**



**\$228,800**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Paved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Refrigerator x 2, stove, washer, dryer

This well-located 5-bedroom, 2-bath bungalow half-duplex sits just two blocks from the college and within walking distance to both elementary and middle schools. An ideal starter home or revenue property, the main floor features three bedrooms, a bright living room, a kitchen with new countertops, and a full 4-piece bathroom. The lower level offers a spacious family room, two additional bedrooms—one with an attached den for added flexibility—a bathroom with shower, and a dedicated laundry room. Most of the downstairs carpeting was replaced in October 2022. Outside, enjoy a mature, fully fenced yard and a driveway with parking for at least three vehicles.