



46 Wells Street
Red Deer, Alberta

MLS # A2282969



\$337,900

Division:	West Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,048 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: stove, fridge x2, dishwasher, washer x 2, dryer x 2, microwave, all window coverings

Excellent Investment or Multi-Use Opportunity in Westpark! This upgraded 4-bedroom, 2-bath duplex is perfectly located just a short walk to Red Deer Polytechnic—ideal for students. Featuring an illegal basement suite, this home offers great flexibility. Inside, enjoy modern vinyl plank flooring, new 3 year old windows and doors and new trim around them, newer lighting throughout, a high-efficiency furnace, 8 year old hotwater tank and updated shingles. The main floor showcases a spacious kitchen with plenty of cabinetry, an elegant living room with hardwood floors. Bathroom features a new tub and surround. Downstairs, the basement is highlighted by a large family room with a gas fireplace, a 4th bedroom, a 3-piece bath, and a large kitchen/laundry area with built-in cabinets. Side entrance allows easy and private access to basement. There is two stackable washer and dryers located upstairs and in the basement. Step outside to an unbelievable landscaped yard, including newer fencing, interlocking brick patios and walkways, raised flower beds, trees, shrubs, and a firepit area. 8x12 shed with power and lighting. Gas line for your BBQ grill. This Westpark gem is move-in ready .