



**5302 42 Avenue  
Red Deer, Alberta**

**MLS # A2285854**



**\$669,000**

<b>Division:</b>	Woodlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,856 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Kitchen Island, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** fridge x 2, stove x 2, dishwasher, built in microwave, washer, dryer, garage door opener x 1 remote

Numerous renovations completed by FOREFRONT Homes inside this BEAUTIFUL 2 story home with LEGAL SECONDARY suite and TRIPLE detached garage. Located in the desirable area of Woodlea, the EXTENSIVE custom renovations in the main and upper floors will be appreciated by discerning clients. With over 1800 square feet above grade, the upper floor features 3 bedrooms and 2 bathrooms. The primary suite is GENEROUSLY sized with 2 closets, one walk in closet, and a second large closet, and a massive en suite bathroom with 6 foot tub, CUSTOM tiled shower, double sinks and INFLOOR heat. The 2 remaining bedrooms are a great size 10 feet by 12 feet each, with ADJUSTABLE shelving in the closets. The upstairs bathroom has been completed renovated and is spacious. The main floor boasts a large living room area with access to both the large FRONT PORCH and the rear deck areas. The custom kitchen with island adjoins a large dining room area with OVERSIZED windows. A half bath and laundry room area with sink and storage area completes the main floor. The completely separate LEGAL and self contained basement suite features 2 good sized bedrooms, 1 full bath, laundry area, and open kitchen / living room and dining area with INFLOOR heat. Rinai on demand water system was replaced earlier this year, SHINGLES were replaced on roof and garage in August 2025, all new electrical in main floor unit, new appliances in the main floor unit. TRIPLE oversized detached GARAGE (24 feet by 32 feet) features gas heating, plug in for RV, tons of built in cupboards and plenty off additional off street parking on the parking pad in front. LOCATION is 2 blocks to Lindsay Thurber High School, walking distance to down town, close to trail system, and bus routes. ALL of this on a quiet street, on a corner lot, with beautiful mature trees.