



**5532 35 Street**  
**Red Deer, Alberta**

**MLS # A2287172**



**\$314,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** NA

Great opportunity to own a home in desirable West Park. Perfect to start a family home and make it your own ! This bungalow has 3 bedrooms on the main level with a 4 piece bathroom, kitchen, dining and large living room. The basement has been undergoing some renovations, and has many development options for finishing bedrooms for more family members or room rentals or play area for children. The large back yard is north facing still plenty of sun for barbecues or kids play dates. Having an oversize 24x30 detached garage ( 2 car) is plenty of room for storage and keeping your car out of the cold winters. The shingles on the house have been replaced recently and a new hot water tank was installed this year. This perfect family home or rental property is located close to elementary and middle schools. Also only a couple of blocks away from Red Deer Polytechnic perfect for college students. A store close for shopping essentials, easy access to bus routes and the extensive trail system. Don't miss this opportunity.