



5532 35 Street
Red Deer, Alberta

MLS # A2287172



\$314,900

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

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