



**38 Ogden Avenue  
Red Deer, Alberta**

**MLS # A2288507**



**\$219,000**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard		

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

**Inclusions:** Shed

Great Opportunity for First-Time Buyers, Investors, or Renovators! Welcome to this 3-bedroom, 1-bathroom half duplex offering incredible potential and value. Whether you're looking for your first home, a solid investment property, or a project to renovate and build equity, this property checks all the boxes. The main floor features three comfortable bedrooms, a functional layout, and plenty of natural light. The partially finished basement offers additional space with room to expand, customize, or create additional living areas to suit your needs. Step outside to enjoy the large, fully fenced backyard, perfect for kids, pets, or future landscaping ideas. The property also offers convenient rear parking, adding practicality and accessibility. Located in a great neighbourhood close to schools, walking trails, parks, and city transit, this home provides easy access to everything you need while still offering a quiet residential setting. Affordable, full of potential, and in a convenient location—what more could you ask for? Don't miss your chance to make this property your own.