



**3912 55 Avenue**  
**Red Deer, Alberta**

**MLS # A2293035**



**\$229,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Refrigerator, Stove, Washer/Dryer

Welcome to this charming little 2 bedroom home located in the wonderful neighbourhood of Westpark, close to schools, shopping, Parks and the Red Deer Polytechnic school. There is a lot of character in this home including the little picket fence. This property is large with a west facing backyard, and a single detached garage with back alley access. 1, 4pc bathroom on the main level and a 3 pc bathroom in the basement along with the washer and dryer in this space. Adorable sloped ceilings on the upper level with a bedroom and another small room that could be used for a den or dressing room.