



**33 Wells Street
Red Deer, Alberta**

MLS # A2296533



\$350,000

Division:	West Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,000 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Off Street, On		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Wet Bar		

Inclusions: 2x Fridge, Stove, Dishwasher, Washer, Dryer, Window coverings, Large shed

Very well-maintained half duplex in sought-after West Park on Red Deer's southwest side—close to the college, hospital, parks, and amenities, with transit just a short walk away. Offering 5 bedrooms and 2 bathrooms, this home is ideal for families, first-time buyers, or investors looking to offset their mortgage with rental income. The layout allows for easy separation of the lower level or full-property rental, providing excellent flexibility. With a proven history of individual room rent of approximately \$3,475/month in revenue and 95%–100% occupancy over the past 12 years for lower level and 1 year for upper level (including summer months), this is a smart investment opportunity. This home features no carpet throughout, making it both stylish and low-maintenance. Recent upgrades include SOLAR PANELS (generating approximately \$1,000/year), an upgraded electrical panel, A/C, UV & HEPA filtration system, newer appliances, vinyl windows, and shingles approximately 8 years old. Enjoy the added convenience of a concrete driveway plus additional rear parking, along with higher-end finished feature walls that elevate the overall look and feel of the home. A turnkey property offering comfort, income potential, and long-term value in a prime location.