



**5934 41 Street Crescent
Red Deer, Alberta**

MLS # A2297336



\$425,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Front		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Interior Lot, Lawn, Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Crown Molding, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: TWO SMALL SHEDS IN BACK YARD,

Nestled in the heart of beautiful Westpark, this charming 1961 bungalow blends character, thoughtful updates, and a setting that feels like a private urban sanctuary. This home has 3 bedrooms, 2 baths (4-piece main, 3-piece lower), and a fully finished basement. It has an open-concept floor plan with an abundance of light; teal and oak flooring on the main level, and 3 access doors. The basement includes a cold room, laundry area, den, large family room, 100 amp panel, large 10' x 10' storage room, 2 oak cabinets and an oak built-in double-sized bed. All window coverings in the home and garage are included. Outdoor living shines in this pie-shaped lot. One Northwest-facing deck, a second deck on the south side, and a red brick patio, connecting the house to the garage. The North side of the house has an 8' x 8' plastic storage shed, a 4' x 2.5' wood storage shed, a large cement parking pad, (RV parking) and an off-road cement driveway, separated by a 10' manual swinging gate (it is wired if buyer would like to install an electric gate opener). This unique back yard has four entry points, 2 in front & 2 at the back and you will find 2 plastic totes/cisterns for runoff water storage. Check out the newly painted, spacious 28' x 26' garage, featuring natural gas heating, insulation, 220 amp wiring, low cost lighting (all flourescent lighting removed) impressive 10'6" ceilings, convenient back-alley access, built-in work benches, two garage doors (8' and 9'), LED lighting and a pair of entry doors. Windows in garage are located 7' from the floor which allow additional light. The curated landscaping includes several mature trees and bushes featuring a Lilac tree with brilliant white blossoms and a handsome Weeping Birch. There are two raised flower beds in front of the house. The

backyard, complete with vinyl and tin fully enclosed fencing, has easy to maintain tall privacy lilac bushes, and a three-tiered corner rock garden containing a variety of decorative perennials. You will see rabbits, squirrels, deer, and the occasional moose that wander throughout the neighbourhood and luscious green space directly across from the property. Recent upgrades include: 3 new basement windows (2025), 1 main floor window (2026), LED motion lighting, keyless entry, fibreglass shingles (2021 garage, 2024 house). Living in Westpark means enjoying one of Red Deer's most walkable, established communities. You are only minutes to Red Deer Polytechnic, schools, parks, and the Red Deer Waskasoo trail system. With ongoing investment in the nearby Capstone district, residents will benefit from the expanding riverfront amenities, dining, and community events. This is a rare opportunity to own a beautifully cared-for home in a neighbourhood where nature, convenience, and community truly come together.