



69 Wright Avenue  
Red Deer, Alberta

MLS # A2300103



**\$255,000**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Vinyl Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Shed

Prime location near Red Deer Polytechnic! This half duplex presents an excellent opportunity for updates and offers the potential to shine as a revenue property or rewarding renovation. With three bedrooms upstairs and one down, this functional floorplan is a good fit for a family or for shared student living. The exterior features a long driveway for convenient off-street parking and a fenced yard with mature trees and established perennial landscaping, creating a welcoming outdoor space. Positioned for a quick sale, this is a fantastic chance to secure a property in a high-demand rental area. Whether you're looking to invest, renovate, or hold for future appreciation, this is an opportunity not to be missed.