



**1 Welliver Street  
Red Deer, Alberta**

**MLS # A2141817**



**\$374,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | West Park                                    |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,228 sq.ft.                                 | <b>Age:</b>   | 1974 (50 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Laminate         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Vinyl Windows |                   |    |

**Inclusions:** Stove, Fridge, Dishwasher, Microwave Hood Fan, Washer, Dryer, All Window Coverings, Garage Door Opener (1) Remote, Hot Tub (As Is), Portable A/C Unit

Nice bungalow in Westpark on a corner lot with an oversized heated garage. This home has undergone several updates over the years including new shingles in 2022, flooring, windows, appliances, on-demand hot water, and a high-efficiency furnace just to name a few. There are 3 bedrooms on the main floor, an updated 4-piece bathroom with jet tub, a large kitchen with stainless steel appliances, and a separate dining area with a built-in china cabinet. The basement is fully developed with 2 more good-sized bedrooms, a huge family/games room, an updated 3-piece bathroom plus the laundry/utility room. The detached garage is heated and has an additional 9'5" x 13'2" workshop attached, there is also a large covered deck plus a covered courtyard area between the house and garage.