



**5919 West Park Crescent
Red Deer, Alberta**

MLS # A2142577



\$425,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1961 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Off Street, Parking Pad, Single Garage De		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Tile Counters		

Inclusions: Dishwasher x2, Refrigerator x2, Stove x2

INVESTORS! This legally suited home in desirable Westpark could be the investment you've been waiting for. Close proximity to RDP, as well as numerous other schools, shopping, and the trails of Heritage Ranch makes this an attractive property for great tenants. The main floor offers 3 bedrooms with an open concept living room & kitchen, sliding doors out to private deck which was new in 2020. There is laminate flooring throughout main area and bedrooms, with tile in 4 piece bathroom with attractive tiled tub. There are 4 white appliances and a stacked washer & dryer included. The lower level suite has been beautifully renovated and has 2 bedrooms & a 4 piece bathroom. There is Vinyl Plank flooring throughout lower level with tile in bathroom. The kitchen offers beautiful maple cabinetry and stainless steel appliances, along with a large island with eating bar. Living room is a good size & the side by side washer & dryer are in a separate laundry room. Lower unit has ground level private patio to enjoy outdoor space overlooking fully fenced & landscaped yard. Single detached garage is partially insulated & there are 3 parking spaces out back in addition to lots of street parking. Both tenants have been in place long term and would like to stay.