



**5541 36 Street**  
**Red Deer, Alberta**

**MLS # A2144091**



**\$445,000**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Vinyl Windows		

**Inclusions:** Fridge x 2 , Stove x 2 , dishwasher x 2 , washer and dryer x 2 , microwave x 2 , window coverings and 1 garage opener.

Looking for an Investment opportunity? This suited home is located in desirable west park and has a total rental income of \$3400 a month. The main floor unit is a 2 bedroom suite with 1 bathroom with soaker tub and its own laundry renting for \$1700 with utilities included. The Basement legal suite has 2 bedrooms, 1 bathroom with soaker tub, separate entrance, newer vinyl flooring, oversized windows and has been nicely renovated also has stainless steel appliances. This home also has a newer high efficient furnace, newer electrical panel. It also has secondary heating with hot water baseboard heaters and is renting for \$1400 a month utilities included. There is an additional second sheet of drywall and green glue in the basement ceiling for soundproofing between suites. The garage has just had a new R14 Garage door installed and the owner has a replacement furnace scheduled to be installed as well. The garage is rented out separately for \$300 a month. There is also 3 additional parking spots in the rear of the property for other tenants. The shingles on the home were replaced 10 years ago with a 30 year shingle.