



**5438 39 Street**  
**Red Deer, Alberta**

**MLS # A2145621**



**\$274,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	723 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Many T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** stove, fridge, washer/dryer

Cute as a button this well cared for home in Westpark is nestled in the trees for privacy but located on an R1A lot just across from the school. Just blocks from Red Deer Polytechnic and minutes to the hospital, downtown core, Heritage Ranch trail system, and highway access. Bright living room, cozy kitchen, 2 bedrooms and a bathroom on main floor. Basement is undeveloped but with newer egress windows so do what you want for development. Electrical has been updated. 50x125 foot lot is surrounded by hedge has a 11x19 detached garage currently used for storage/shop, no garage opener but could be turned back into a garage easily. Firepit, garden box and flower beds for your outdoor enjoyment. Amazing tenants would love to stay if possible.