



**3597 54 Avenue Crescent
Red Deer, Alberta**

MLS # A2189071



\$335,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Off Street, Oversized, Rear Drive, RV Access		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R1A
Foundation:	Other, Poured Concrete, See Remarks	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: NA

Charming West Park Bungalow – Offered for the First Time in Over 50 Years Nestled in the heart of the well-loved West Park neighbourhood, this exceptionally well-cared-for bungalow is now available after decades of cherished family living. The pride of ownership is evident in every corner of this home. The main floor is bright and functional, offering three spacious bedrooms, a kitchen with solid wood cabinetry, a built-in pantry, a convenient ironing board, and a versatile kitchen island. Thoughtful design is showcased throughout, with custom-built storage solutions that maximize every inch of space. The back entrance leads directly to the developed basement, making it ideal for potential private access. The lower level features a generous landing area, a large laundry/storage room, a fourth bedroom, and the possibility of a fifth. A sprawling family room provides ample space for gatherings or relaxation. The outdoor space is equally impressive. Situated on a corner lot, the yard features a detached 15.9' x 22.6' garage, RV parking, a garden, a fire pit, and a private back deck. There’s plenty of parking, making this home as practical as it is charming. Conveniently located within walking distance to schools, walking paths, and Capstone amenities, it’s also a short stroll to the hospital for those who work nearby.