



GRASSROOTS
REALTY GROUP

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**5527 38 Street
Red Deer, Alberta**

MLS # A2203890



\$447,500

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Garage Door Opener, Insulated, Oversized,		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, None, See Remarks, Vinyl Siding, Wood Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Wet Bar		

Inclusions: Living room matching light, 2 Cordless lights in master, Shelf in utility room, Additional sink and bathroom cabinet (could be used as utility sink, in the garage), all shelving in the garage, All furniture and decor is available for sale for additional cost - it WILL NOT BE included in price. Paint, extra floor, bar pump (\$500), white lawn chair, fire pit - no permit, Living room window covering, bar shelve, blue tooth bathroom fan, Bench,

One-of-a-kind home in one of Red Deer's most sought-after Westpark. A desirable community for those seeking a balance of quiet residential living and urban convenience. This expertly modernized Mid-Century bungalow features a spacious garage with new doors and remotes, ample driveway and RV parking with a gate all just steps from a walking path and across from a school. Just under 1000 sq. ft. of beautifully appointed living space awaits, highlighted by great curb appeal with vinyl siding and stylish interiors. The large backyard, facing a sunny south, boasts mature trimmed trees (mostly belonging to neighbours), a fire pit area and a private patio. A brand-new stylish front door (on order) welcomes you into a large, naturally lit living room that flows into the dinette and kitchen. Complete with a herringbone motif floor entry that exudes elegance. The dining room offers ample space and leads to a bright kitchen with hood fan venting outside an elegant, tiled backsplash, new countertop, deep new sink, dishwasher, electric stove and large fridge. The main floor also offers 2 bedrooms and a renovated full bathroom, with enlarged doors and windows that bathe the rooms in natural light and a matching theme featuring stylish floors and a deep white tub. The basement, accessible via a separate entry, includes a large, bright rec room, 2 additional bedrooms with expansive e-grass windows, a full bathroom, as well as a spacious utility/laundry room fully equipped with a freezer. Recent updates include repainted interiors, ceilings, renovated bathrooms with new fixtures, updated doors, light fixtures, windows, shingles, furnace, lighting, gutters, water/sewer line, 100 amp electrical (with permit for electrical), and most plumbing. Enjoy Bluetooth music in the bathroom while gaming downstairs and enjoying the wet bar area. Original elements such as doors, the kitchen

and primary bedroom hardwood lend unique charm. You must see this home to fully appreciate the homeowner's pride and craftsmanship and place it on your list today! Basement set up for student rental, you can buy it for your child and have them rent the basement to friends students! or live on main and have students renting the basement rooms - up to you! Westpark is a well-established neighborhood in Red Deer, located close to Red Deer Polytechnic. It offers a mix of mature homes, townhouses and newer infills, making it popular with families, students and professionals. The area features parks, schools and convenient access to shopping and public transit. With its tree-lined streets and proximity to the college.