



**GRASSROOTS**  
REALTY GROUP

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**5541 37 Street**  
**Red Deer, Alberta**

**MLS # A2206975**



**\$339,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Private, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** All appliances

Charming Bungalow in West Park &ndash; Prime Location & Investment Opportunity! Nestled in a quiet cul-de-sac in the desirable West Park neighbourhood, this fully developed bungalow is a fantastic opportunity for investors, first-time buyers, or families looking for a home in a quite location. Just minutes from Red Deer College, downtown Red Deer, parks, schools, and shopping, this property offers both convenience and comfort. Step inside to find updated flooring on the main level, leading into a bright and spacious living area filled with natural light. The kitchen is well laid out, complemented by a wonderful dining area featuring heated floors and large windows that overlook the expansive, private backyard&mdash;a perfect setting for relaxation or entertaining guests. The main floor includes two generously sized bedrooms and a beautifully updated bathroom, creating a warm and inviting space for homeowners or tenants alike. The lower level offers a separate entrance from the backyard, making it ideal for access to the basement level. It features a cozy living/rec room, a charming kitchenette, and plenty of space to accommodate extended family or guests. Outside, you&rsquo;ll find a single-car detached garage that is fully finished, insulated, and heated with electric heat&mdash;perfect for a workshop, extra storage, or secure parking.