



GRASSROOTS
REALTY GROUP

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**5933 West Park Crescent
Red Deer, Alberta**

MLS # A2211193



\$349,900

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: all appliances, all window coverings, garage door lift and remote, shed

STARTER OPPORTUNITY! Clean and ready to go - this cute little bungalow is a great entry-level home for the buyer on a budget. Featuring a classic engineered bungalow layout, with 3 bedroom and 1 bathroom on the main. Kitchen plus dining area, and large living room overlooking the front. The basement is fully developed with a huge games / rec room plus an additional bedroom / bathroom. Outside you will find a fully fenced yard, large shed and oversized 24x24 detached garage, with additional parking pad! This is a very walkable neighborhood with easy access to the highway, RDP, Red Deer Regional Hospital, Heritage Ranch or Capstone development along the river valley!