

5516 35 Street
Red Deer, Alberta

MLS # A2173222



\$425,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	905 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R1A
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Heater Garage

This legally suited home in desirable Westpark offers an incredible investment opportunity. With close proximity to Red Deer Polytechnic, multiple schools, shopping centers, and the scenic trails of Heritage Ranch, it's an attractive option for tenants. You can live upstairs and rent the basement or lease both units for reliable rental income. The main level features a bright living room, a charming maple kitchen, three bedrooms, and a 4-piece bathroom. Hardwood flooring runs throughout the main living areas, with durable laminate in the kitchen. The lower suite is bright and spacious, offering a comfortable living room, a well-equipped kitchen, a versatile flex room, and another 4-piece bathroom. A shared laundry area is located in the common area for convenience. Outside, the property boasts a large, heated, and insulated garage built in 2008, complete with a workbench and cabinets. There is also three sheds for storage. The home sits on a double lot with a fenced yard, providing privacy and extra outdoor space. This meticulously maintained property has seen numerous upgrades, including new windows, shingles, a furnace, hot water tank, and an electrical panel. Whether you're seeking a home with rental income potential or a sound investment, this Westpark property is a must-see.