



**65 Wiltshire Boulevard  
Red Deer, Alberta**

**MLS # A2313624**



**\$484,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,170 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Stand		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum		

**Inclusions:** Gas stove, Fridge, Microwave, Dishwasher B/I, Washer, Dryer, Garage door opener and one control. Central vacuum and attachments (AS IS).

**IMMEDIATE POSSESSION! VERY LARGE FAMILY HOME & GREAT LOCATION!** Beautifully maintained 4-level split with double attached garage situated on a quiet boulevard in desirable Westpark. Offering 2170 sq. ft. of living space, this spacious family home features 5 bedrooms, 3 full bathrooms, and 2 large family rooms &mdash; perfect for growing families. Bright living room with oversized windows, open-concept kitchen with massive quartz island (with power), abundant cabinetry, and large dining area with a garden door to the sunny south-facing backyard. Third level features a huge family room with built-in cabinets, fireplace feature, patio doors to the covered patio, additional bedroom, and full bathroom. Upstairs offers a spacious primary retreat with office area (great for working from home), built-in desk, and 3-piece ensuite with jetted tub, plus 2 additional bedrooms and another full bathroom. Recent updates include brand-new carpet, updated flooring in 2 bedrooms, new toilet, HWT 2021 and newer covered patio roof. Basement includes additional bedroom/games room (egress window but no closet), storage room, and laundry area. Large fenced backyard with mature trees, 2 decks, covered patio, fire pit area, and room for gardens or family activities. Close to walking trails, the river, Capstone, and easy Highway 2 access. Exceptional value compared to many similar homes in the neighborhood.