



**39 Ogden Ave. Avenue**  
**Red Deer, Alberta**

**MLS # A2317383**



**\$365,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Oriole Park                                     |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,045 sq.ft.                                    | <b>Age:</b>   | 1964 (62 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Front Yard, See Remarks   |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Central                                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Other, See Remarks, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, See Remarks, Storage     |                   |    |

**Inclusions:** Shed, Dry Sauna in back yard, pond with fish, greenhouse and rock planters

A great opportunity for a first time buyer , an investor, or a family. A 1,045 sq. ft. bungalow, built in 1964, (Douglas fir studs) offers plenty of living space inside and out. The main floor features a practical kitchen, 2 bedrooms, a spacious family room, which still has some original hardwood, a 4-piece bathroom and a dining area. The flooring in the kitchen and hallway is newer vinyl planking. The fully developed basement has carpet and includes 2 additional bedrooms/dens, a large recreation room, a 3-piece bathroom, and a dedicated laundry room complete with a convenient laundry chute from the main floor. Outside, you'll find a detached 14' x 23' single-car garage with back alley access. The backyard is truly a private retreat, featuring a fish pond, greenhouse, and dry sauna—perfect for gardening enthusiasts and those who enjoy relaxing at home. Located in a desirable community close to schools, parks, walking paths, schools, and convenient highway access, this property combines comfort, character, and practicality . HWT was replaced 2021, shingles were done approx. 10 yrs ago, and the furnace is approx. 18 yrs old.