



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3405 55 Avenue
Red Deer, Alberta

MLS # A2320811



\$425,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this well maintained 5 BEDROOM, 3 BATHROOM BUNGALOW in the HIGHLY DESIRABLE WEST PARK neighborhood. Offering space, functionality and an INCREDIBLE LOCATION, this home is perfect for families, investors or anyone looking for room to grow. The main floor features three bedrooms, including a spacious primary retreat complete with a private 2-piece ensuite and views overlooking the beautifully mature backyard. A bright and functional kitchen provides convenient access to both the backyard patio and a SEPARATE SIDE ENTRANCE leading to the basement, creating excellent flexibility for family living. Downstairs you'll find a large family room, two generously sized bedrooms, a three-piece bathroom, and an abundance of storage space. OUTSIDE THE IMPRESSIVE 140 ft deep lot offers plenty of room to play and enjoy. The backyard features mature landscaping, a gate leading to an RV PARKING PAD, back-alley access and easy access to the 24x26 detached garage. ***LOCATION IS EVERYTHING***and this HOME DELIVERS!!! Situated just steps from a middle school and RED DEER POLYTECHNIC, you'll also enjoy the nearby parks, walking trails, downtown shopping, and convenient access to the hospital. This beautiful WEST PARK home has been lovingly cared for and offers the perfect combination of space, convenience and community. Don't miss your opportunity to make it yours.