



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5418 37 Street
Red Deer, Alberta

MLS # A2321316



\$407,777

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	830 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, OF		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Private, Rectangular Lot,		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Laminate Counters, Separate Entrance, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: There is a second Fridge and Stove

The BEST of Both Worlds! Dream Workshop; Dream Home. This fully refreshed Red Deer property delivers the holy grail of real estate: a massive, high-end toy box, and a gorgeous, turnkey interior. For the person with projects and toys, the backyard is absolute paradise. The star of the show is a massive 30x24 detached garage with BONUSES—the ultimate heated workshop, mechanic's haven, or man cave. IT EVEN HAS ITS OWN BATHROOM! Next to it, a private, gated 15x10 covered storage bay stands nearly 8 feet tall, perfectly built to shield the quad, canoe or bikes from the elements, while a huge detached shed keeps the lawn gear out of sight. Once you're done drooling over the garage, you will fall in love with the sleek, modern interior of this home. The entire home has been completely refreshed, flowing with brand-new luxury vinyl plank flooring and contemporary baseboards that match the home's sharp, modern profile. Custom feature walls add a designer touch to the bright living spaces, which light up under brand-new fixtures. The heavy lifting has already been done with over \$15,500 recently invested in a brand-new electrical upgrade and fresh shingles on both the house and garage, plus a crisp exterior paint refresh. The kitchen is a dream, previously overhauled with modern countertops, upgraded taps, and a stylish backsplash. Both bathrooms have been beautifully modernized, meaning there is zero remodeling stress. The layout is awesome. A separate entrance leads straight down to an additional living room, Bedroom, (window needs upgrade), a complete second kitchen, full bathroom and a laundry space with huge amounts of storage. It's the perfect setup! Outside, the fully fenced yard keeps pets and kids secure, while the prime location puts you minutes from Red Deer Polytech, the hospital, shopping, and the outdoor trails of Heritage

Ranch. Everybody wins. Its a great home, isn't it! Shouldn't it be yours?