



**3593 54 Avenue Crescent  
Red Deer, Alberta**

**MLS # A2326014**



**\$299,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Frige, Stove, Dishwasher, Microwave

Welcome to this updated bungalow nestled on a spacious, mature lot in the highly desirable community of West Park. Offering the perfect blend of modern updates, timeless charm, and future potential, this move-in-ready home is an exceptional opportunity for first-time buyers, downsizers, or investors alike. Step inside to a bright and inviting interior featuring a updated kitchen. Recent upgrades—including a newer roof, gutters, high-efficiency furnace, and hot water tank—provide added comfort and peace of mind, allowing you to move in with confidence. The lower level has already been framed, creating an excellent opportunity to expand your living space. The previous layout included two additional bedrooms, a 3-piece bathroom, laundry area, and storage room, making it easy to envision the home's full potential. Outside, you'll appreciate the expansive backyard surrounded by mature trees, offering plenty of room to entertain, garden, or simply relax. An older single detached garage provides convenient parking and additional storage. Ideally located close to Red Deer Polytechnic, school, parks, shopping, and everyday amenities. Whether you're looking for your first home, a smart investment, or a place to downsize without compromise, this property is one you won't want to miss.