



GRASSROOTS
REALTY GROUP

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5539 38 Street
Red Deer, Alberta

MLS # A2329672



\$319,900

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Oversized, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Laminate Counters, Separate Entrance, Storage

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

Inclusions: N/A

Situated directly across the street from a playground and just steps from several schools, baseball diamonds, parks, and everyday shopping amenities, this well cared for bungalow offers an unbeatable location for families. Lovingly cared for by the same owners for the last 47 years, this home offers plenty of original character and an excellent opportunity to add your own personal touches over time. Sitting on a mature lot with a large backyard, this home also offers an oversized detached garage, central A/C, and a high efficiency furnace installed in 2020. Step inside to a bright and spacious living room where the original hardwood floors and accent wall add warmth and character. The functional kitchen offers plenty of oak cabinetry, updated appliances including a gas stove, and an adjoining dining space. Three bedrooms are located on the main floor, including a generously sized primary bedroom, while the updated 4 pce bathroom features a newer tub surround and vanity. The basement provides plenty of additional living space with a huge family room centred around a cozy wood burning stove, a fourth bedroom, a 3 pce bathroom with shower, and a large laundry and utility area with excellent storage. Whether you're looking for extra room for the family, a hobby space, or future updating potential, there's plenty of flexibility. Outside, the mature yard offers room for kids, pets, or gardening, along with a covered patio area that's perfect for relaxing on summer evenings. The oversized detached garage provides excellent space for parking, storage, or a workshop, and the back alley access also allows for additional off street parking or RV parking at the rear of the property. With mature trees and a central location close to schools, parks, and everyday amenities, this property offers plenty of space and potential both inside and out for its next owners to make it their

own.