



**GRASSROOTS**  
REALTY GROUP

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3214 57 Avenue  
Red Deer, Alberta

MLS # A2341448



**\$334,999**

|           |                              |        |                   |
|-----------|------------------------------|--------|-------------------|
| Division: | West Park                    |        |                   |
| Type:     | Residential/House            |        |                   |
| Style:    | Bi-Level                     |        |                   |
| Size:     | 1,103 sq.ft.                 | Age:   | 1974 (52 yrs old) |
| Beds:     | 4                            | Baths: | 1 full / 1 half   |
| Garage:   | Parking Pad                  |        |                   |
| Lot Size: | 0.17 Acre                    |        |                   |
| Lot Feat: | Back Lane, Landscaped, Treed |        |                   |

|             |                              |            |     |
|-------------|------------------------------|------------|-----|
| Heating:    | Fireplace(s), Forced Air     | Water:     | -   |
| Floors:     | Carpet, Laminate, Linoleum   | Sewer:     | -   |
| Roof:       | Metal                        | Condo Fee: | -   |
| Basement:   | Full                         | LLD:       | -   |
| Exterior:   | Composite Siding, Wood Frame | Zoning:    | R-L |
| Foundation: | Poured Concrete              | Utilities: | -   |
| Features:   | Central Vacuum               |            |     |

**Inclusions:** extra fridge, 2 sheds

Located in West Park, one of Red Deer's most sought-after neighborhoods for families and investors alike. Just steps from Westpark Middle School and a short walk to Red Deer Polytechnic, this location offers unbeatable convenience for students, staff, and growing families. Set on a generous 7,200 square foot lot with back lane access, the spacious yard offers endless potential, room to garden, entertain, or simply enjoy the space. This bi-level home features four bedrooms and one and a half baths, with a full basement offering additional finished space perfect for a rec room, home office, or extra storage.