



GRASSROOTS
REALTY GROUP

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9 Wells
Red Deer, Alberta

MLS # A2342937

\$239,000

Division:	West Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,000 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: Shed in Back Yard

Welcome to 9 Wells Street in Red Deer! This 1,000 sq. ft. half duplex features 3 bedrooms and 1 bathroom, offering plenty of potential for investors, first-time buyers, and small families alike. Currently vacant, this property offers flexibility for immediate possession and the opportunity to renovate, add value, or explore future rental income. Enjoy the private fenced yard, complete with a garden shed, while the front gravel parking pad adds everyday convenience. The unfinished basement offers additional space with potential for future development. Conveniently located near West Park Middle School and local amenities, this property presents an exciting opportunity to build equity, grow your investment portfolio, or create a place to call home. Bring your vision and unlock the possibilities!