



GRASSROOTS
REALTY GROUP

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5912 West Park Crescent
Red Deer, Alberta

MLS # A2351019

\$389,900

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Carport, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Dry Bar, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

FULLY DEVELOPED 4 BEDROOM + DEN, 2 BATH BUNGALOW ~ SUNNY WEST FACING BACKYARD ~ DETACHED GARAGE, CARPORT & REAR PARKING PAD ~ Oversized front yard is landscaped with mature perennials and shrubs ~ The living room features a large east facing window overlooking the front yard and filling the space with natural light ~ The living room opens to the dining area with another large window, plus built-in drawers and shelving ~ The kitchen has a functional layout with plenty of cabinet space including a full-size built-in pantry, ample counter space, full tile backsplash and stainless steel appliances ~ Three main floor bedrooms are all a generous size with good closet space, including the primary bedroom with room for a king size bed ~ 4 piece main bathroom ~ The fully finished basement adds tons of living space with an L-shaped family room featuring a dry bar, built-in desk, cozy log panelling and a wood burning fireplace with a raised hearth and stone surround ~ Versatile den/home office provides additional flexible space ~ The 4th bedroom is a comfortable size with a walk-in closet and is conveniently located next to a 3 piece bathroom ~ Large laundry room with plenty of storage ~ The sunny west facing backyard is fully fenced and landscaped with mature trees, shrubs and perennials, plus a fire pit area with a power outlet, and an RV gate with alley access ~ 24' x 14' detached garage with attached carport, plus a rear gravel parking pad with room for at least two vehicles or potential RV parking ~ Located in the established West Park neighbourhood with easy access to schools, parks, Red Deer's extensive trail system, the river valley, Red Deer Polytechnic, the hospital and downtown.