



GRASSROOTS
REALTY GROUP

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75 Wright Avenue
Red Deer, Alberta

MLS # A2351787

\$329,000

Division:	West Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	870 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: SHED

Affordable Living with Endless Possibilities in Desirable West Park! Welcome to this affordable and versatile 4-bedroom, 2-bathroom half-duplex located in the highly desirable West Park subdivision of Red Deer. Situated on a mature, tree-lined lot, this property offers an excellent opportunity for first-time home buyers, growing families, roommates, or investors looking to expand their rental portfolio. The functional layout features two bedrooms and a 4-piece bathroom on the upper level, along with two additional bedrooms and a 3-piece bathroom downstairs. The spacious basement offers a huge living area and flexible space that can be transformed into a family room, kids' play area, home gym, movie room, hobby space, or whatever best suits your lifestyle. With four bedrooms and two bathrooms, this home provides plenty of room for comfortable living or potential rental opportunities. Several updates add to the home's appeal, including 30-year shingles installed in 2017, a stove, fridge, and microwave from 2017, bedroom windows with a 50-year warranty keyless entry. Enjoy the convenience of being just a few blocks from Red Deer Polytechnic, Heritage Ranch, and the Gary W. Harris Canada Games Centre, with easy access to Highway QE2 and South Red Deer amenities. Whether you are looking to enter the housing market, create a home that reflects your style, or invest in a property with potential, this West Park half-duplex offers affordability, space, and opportunity in a great location. Don't miss your chance to make this property your own! Be sure to view the virtual tour.