

5609 42 Street
Red Deer, Alberta

MLS # A2242847



\$366,777

Division:	West Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Light		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Separate Entrance

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

Inclusions: Bsmt Suite: refrigerator, stove, dishwasher, hood fan, washer, dryer, Garage Door electronic Openers in AS IS condition.

Investor alert! Versatile, six-bedroom legally-suited property in sought-after West Park — fully suited with two complete units, each with separate furnace, hot water tank, and laundry, and separate utility hookups. The lower suite is upgraded with premium vinyl plank flooring and a sleek walk-in shower. Enjoy a double-car garage, off-street parking, and a fully fenced backyard for privacy. Long-term tenant upstairs (10+ years), offering reliable cash flow from day one. Located within walking distance to Red Deer Polytechnic, the hospital, schools, and dining — this is rental income at its best in a high-demand market. Don't miss out!