

**5338 43 Avenue
Red Deer, Alberta**

MLS # A2263397



\$574,100

Division:	Woodlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,195 sq.ft.	Age:	1979 (47 yrs old)
Beds:	7	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: n/a

Located in the Woodlea community of Red Deer, this versatile 7-bedroom, 2-bath bi-level offers more than meets the eye. With a spacious 1,194 sq. ft. main floor and a thoughtfully designed lower level, there's plenty of room for everyone—or for multiple living arrangements. Whether you're a large family looking for comfort and flexibility, or an investor eyeing a property with suite potential, this one delivers. The floor plan lends itself perfectly to future possibilities—there's even the option to add a separate entrance for a legal suite (subject to city approval). Inside, you'll find bright living spaces, updated flooring, fresh paint, and a welcoming atmosphere that feels move-in ready. Step outside and you'll see why this 10,000 sq. ft. lot stands out. There's a double detached garage for your vehicles or workshop needs, plus a huge backyard—ideal for gardening, gatherings, or maybe even an accessory structure down the road. And location? You can't beat it. Close to schools, parks, playgrounds, walking and biking trails, shops, restaurants, and public transit—making this property appealing for families and tenants alike. A home that's ready today, with the potential to become something even greater tomorrow.