

3918 56 Avenue  
Red Deer, Alberta

MLS # A2277582



## \$409,900

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

Welcome to this exceptional bungalow in the desirable West Park community of Red Deer. Situated on a BIG LOT backing directly onto a peaceful green space, this property offers privacy, space, and endless potential. The main floor has been beautifully renovated and features a total of 5 bedrooms and 2 bathrooms throughout the home. A legal basement suite provides an excellent opportunity to help with the mortgage or makes this an ideal investment property. Zoning allows for multi-family development, adding even more future value. Enjoy unbeatable convenience with an elementary school just a 3-minute walk away, and Red Deer Regional Hospital and Red Deer College both only 5 minutes by car. Whether you're looking for a home to live in while generating income, or a solid long-term investment, this property checks all the boxes.