

5418 37 Street  
Red Deer, Alberta

MLS # A2279220



## \$349,900

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** 2 Fridges, 2 Stoves

Full of charm and character, this cozy Westpark bungalow blends classic appeal with thoughtful updates. Beautiful original hardwood floors are complemented by a neutral color palette. The main level features two bright bedrooms with hardwood flooring and a tastefully renovated bathroom showcasing a tiled floor, tiled shower/tub, and newer vanity. The kitchen has been refreshed with updated countertops and white painted cabinetry, creating a clean and welcoming space. Modern vinyl windows are installed throughout the home, including the basement. Downstairs, the fully finished basement offers added versatility with an additional bedroom, a carpeted living area, a compact kitchen, and a 4pc bathroom featuring tile flooring and a deep soaker tub. This level provides flexible space for a variety of uses. Outside, you'll find a fully fenced backyard and an impressive oversized 30x25 detached garage that easily accommodates two vehicles with room to spare. The garage is well-equipped for hobbyists or trades, featuring a workshop-style layout, its own furnace, plumbing, and a convenient two-piece bathroom. Located in a highly walkable area, this home is just steps away from an elementary school, middle school, and college—making it a fantastic option for families or investors alike.