

**5552 35 Street  
Red Deer, Alberta**

**MLS # A2239880**



**\$329,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	See Remarks		

**Inclusions:** Fridge, Stove, Washer, Dryer, Microwave

Nicely cared for bungalow located on a deep mature lot in a prime location. Surrounded by mature trees and within walking distance to three schools, Red Deer Poly Tech and the family friendly Heritage Ranch. The south facing front living rooms offers excellent natural light plus is complimented by the hardwood flooring. The practical kitchen space is doused with sunshine from the skylight above, there is an abundance of ceiling height cabinets with open display cupboards, wall pantry, lots of counter space plus window above the sink overlooking the yard. Two bedrooms on main floor are about equal size and offer hardwood flooring and closet organizers. The full four piece bath offers a newer one piece vanity, new toilet, mirror and fixture. Some of the windows on the main floor are newer as well. Basement is fully finished with a generous size rec room, two additional bedrooms and an additional three piece bathroom. The hot water tank has been replaced and there is a brand new sewer line that was just redone in the home only a few months ago. Outside is a pleasure to spend time in. the oversize single garage is perfect for vehicle storage or even a hobbyist which even has front and back access. Lots of yard space left over with trees, shrubs, large garden shed plus a grade level patio ideal for summer grilling, yes there is even a gas line for the bbq. A convenient area that's close to the highway for easy access out plus numerous parks, ball diamonds and even the city trail system.