

**38 Wells Street
Red Deer, Alberta**

MLS # A2282306

\$228,800



Division:	West Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,010 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street, Paved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), No Smoking Home

Inclusions: Refrigerator x 2, stove, washer, dryer

This well-located 5-bedroom, 2-bath bungalow half-duplex sits just two blocks from the college and within walking distance to both elementary and middle schools. An ideal starter home or revenue property, the main floor features three bedrooms, a bright living room, a kitchen with 2 fridges, and a full 4-piece bathroom. The lower level offers a spacious family room, two additional bedrooms—one with an attached den for added flexibility—a bathroom with shower, and a dedicated laundry room. Outside, enjoy a mature, fully fenced yard and a driveway with parking for at least three vehicles. Pictures from 3 years ago and are not an accurate depiction of that state of the home now. Needs work.