

**5856 West Park Crescent  
Red Deer, Alberta**

**MLS # A2213032**



**\$489,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Asphalt, Double Garage Detached, Garage Door		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** 3 sheds, wall mounted TV in Garage and Bedroom

Beautiful Bungalow on a quiet close with many upgrades! 2 Bedrooms up, 2 Baths up, 1 Bedroom down, 1 Bath down. The large 49 x 150 lot has a paved lane with a tons of parking and a Dream 26 x 28 heated garage! This property backs onto a green space and is very close to Downtown, Hospital, Red Deer polytechnic, and Heritage Ranch. This well cared for home features original hardwood floors combined with upgraded flooring, newer doors, awesome appliances, quartz countertop and a kitchen to die for! The furnace and hot water tank were replaced in 2021! Very open concept for an older home, The exterior has newer seamless metal siding on both the house and the garage which has brought it back to life! Large grade level decks with a pergola, hot tub, 3 sheds and mature trees will make this summer very enjoyable! Photos are from when the reno was completed. Rough in slab heat in the garage but also has an overhead gas furnace! 10 foot garage door with room for a lift in the garage too!