

5435 35 Street  
Red Deer, Alberta

MLS # A2164568



## \$215,000

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Shed, 4 Bar Stools in Kitchen

QUITE CRESCENT IN WESTPARK! Clean, Functional Home in Family Friendly Area, close to amenities including the Red Deer Polytechnique, Parks, Walking Trails, Several Schools, Medical Facilities, Shopping, Restaurants, and quick access to the QE2 Hwy. This home has been recently updated including a Kitchen Renovation, offering newer Appliances and Tiled Island Eating Area. Other updates include Hot Water Heater, High Efficiency Lennox Furnace, Flooring, and Exterior Decking. Out the back door... there's a cozy Maintenance Free Yard that is Fenced. Including 2 Parking Stalls and Custom Built Shed. Shingles and Windows on main level have recently been replaced. The lower level has a Large, Inviting Family Room and a Convenient Storage/Workshop/Project area for the "DO IT YOURSELFER!" this home Wont last long :)