

**5 Watson Street
Red Deer, Alberta**

MLS # A2179390



\$449,900

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1974 (50 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	None	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: 2 Fridges, 2 Stoves, 1 Dishwasher, 2 Microwaves, 1 Washer, 1 Dryer, All Window Coverings, 2 Garage Remotes, Garage Shelving, All Basement Furnishings & Household Items

On a quiet street in popular Westpark sits this legally suited home. The home has had extensive quality renos throughout. The main floor offers an open floor plan with a newer attractive kitchen looking onto the living room. There are 3 bedrooms on the main level including a luxury sized primary suite with an ensuite. The lower LEGAL suite has a separate entrance. It offers a living room, kitchen, 3 bedrooms, a full bathroom and a half bath. The suite comes fully furnished + includes all housewares making it an excellent option as an Airbnb or for student rentals. The home sits on a large lot offering a Private yard. No parking worries as it has a double detached garage plus off street parking both front and back. Excellent Westpark location with walking distance to the Red Deer Polytech, several schools, parks, shopping and the beautiful trail system. It also offers easy access in and out of the city.