

**5892 West Park Crescent  
Red Deer, Alberta**

**MLS # A2180059**



**\$400,000**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, No Neighbours Behind, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Wet Bar		

**Inclusions:** 6 Bar Stools, Dining Floating Shelves, Dining Room Plant, Wishing Well, Laundry Room Shelf, Washer, Dryer, Dishwasher, Stove, 2 Fridges, All Window Coverings, Basement Chest Deep Freeze, Kitchen Cabinet, 2 Garage Remotes, Alarm System (no contract), Closet Inclusions, Shed, White Garage Shelving, Firewood Bins, Fire Pit

Pride of ownership shines in this meticulously cared for Westpark bungalow. This home offers all newer windows, newer shingles, sewer line was replaced, immaculate yard with a firepit and a heated 20 x 24 garage. The home offers a large bright east facing living room and dining area. The bright white kitchen looks onto the backyard. The backyard offers the ultimate in peace and privacy with no neighbours behind. You'll love the abundance of perennial flowers, the maintenance free vinyl fencing & the awesome fire pit area. The back alley behind is paved making it cleaner than most. There are 3 bedrooms on the main level + an updated bathroom. You'll be impressed with the amount of storage & the closet organizers in this well organized home. There is a separate entry to the fully finished basement. It offers a rec room that's ideal for entertaining with its wet bar with a full fridge. There is a fourth bedroom with an egress window, a bright bathroom, walk in storage and laundry room. Westpark is a desired mature neighbourhood with its proximity to Heritage ranch, the trail systems, several parks and schools, the Red Deer Polytechnic & the Gary W Harris recreation centre. Westpark also offers easy access in and out of the city. If you're seeking a move in ready, squeaky clean home with a gorgeous backyard and a man friendly garage this may be just the property you're seeking!