

# \$399,900 - 5516 35 Street, Red Deer

MLS® #A2198166

**\$399,900**

4 Bedroom, 2.00 Bathroom, 905 sqft  
Residential on 0.14 Acres

West Park, Red Deer, Alberta

This legally suited home in desirable Westpark offers an incredible investment opportunity. With close proximity to Red Deer Polytechnic, multiple schools, shopping centers, and the scenic trails of Heritage Ranch, it's an attractive option for tenants. You can live upstairs and rent the basement or lease both units for reliable rental income. The main level features a bright living room, a charming maple kitchen, three bedrooms, and a 4-piece bathroom. Hardwood flooring runs throughout the main living areas, with durable laminate in the kitchen. The lower suite is bright and spacious, offering a comfortable living room, a well-equipped kitchen, a versatile flex room, and another 4-piece bathroom. A shared laundry area is located in the common area for convenience. Outside, the property boasts a large, heated, and insulated garage built in 2008, complete with a workbench and cabinets. There is also three sheds for storage. The home sits on a double lot with a fenced yard, providing privacy and extra outdoor space. This meticulously maintained property has seen numerous upgrades, including new windows, shingles, a furnace, hot water tank, and an electrical panel. Whether you're seeking a home with rental income potential or a sound investment, this Westpark property is a must-see.

Built in 1958

## Essential Information



MLS® #	A2198166
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5516 35 Street
Subdivision	West Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N0S4

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Oversized, Parking Pad
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Garden, Private Yard, Storage
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Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	13
Zoning	R1A

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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