

**5929 West Park Crescent
Red Deer, Alberta**

MLS # A2295991



\$391,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge*2, Fridge*2, 2 washers & Dryers, Garage Door Opener

Excellent revenue property in West Park offering a fully rented home with a legal suite and detached garage. The main floor is currently rented at \$1,625/month plus 60% of utilities, and the basement suite generates \$1,450/month including utilities. The main floor offers approximately 1,029 sq ft above grade with a spacious living room, functional kitchen, two bedrooms, full bathroom, and dedicated laundry. The layout is practical and tenant-friendly, with hardwood flooring and a bright, open feel. The self-contained basement suite features two bedrooms, its own kitchen, living area, 3-piece bathroom, and separate laundry, providing flexibility for a variety of ownership or rental scenarios. Situated in a mature West Park location close to Red Deer Polytechnic, transit, parks, and amenities, this property benefits from consistent rental demand and a well-established neighbourhood setting. Some photos have been virtually staged to illustrate the property's potential and layout.