

**33 Wells Street**  
**Red Deer, Alberta**

**MLS # A2296533**



## \$350,000

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Driveway, Off Street, On		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Wet Bar		

**Inclusions:** 2x Fridge, Stove, Dishwasher, Washer, Dryer, Window coverings, Large shed

Very well-maintained half duplex in sought-after West Park on Red Deer's southwest side—close to the college, hospital, parks, and amenities, with transit just a short walk away. Offering 5 bedrooms and 2 bathrooms, this home is ideal for families, first-time buyers, or investors looking to offset their mortgage with rental income. The layout allows for easy separation of the lower level or full-property rental, providing excellent flexibility. With a proven history of individual room rent of approximately \$3,475/month in revenue and 95%–100% occupancy over the past 12 years for lower level and 1 year for upper level (including summer months), this is a smart investment opportunity. This home features no carpet throughout, making it both stylish and low-maintenance. Recent upgrades include SOLAR PANELS (generating approximately \$1,000/year), an upgraded electrical panel, A/C, UV & HEPA filtration system, newer appliances, vinyl windows, and shingles approximately 8 years old. Enjoy the added convenience of a concrete driveway plus additional rear parking, along with higher-end finished feature walls that elevate the overall look and feel of the home. A turnkey property offering comfort, income potential, and long-term value in a prime location.