

# **\$449,900 - 3238 57 Avenue, Red Deer**

MLS® #A2236240

**\$449,900**

6 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.17 Acres

West Park, Red Deer, Alberta

WELCOME home to this beautiful fully finished 6-bedroom (3+3) bungalow in the heart of Westpark! With 2,356 sq.ft of total developed living space and 2.5 baths, this home is ideal for families or as a rental investment near Red Deer Polytechnic. Recent upgrades include fresh paint, energy-efficient vinyl windows, new shingles and hot water tank (2024), and an updated sewer line with backflow valve which was completed approx. 7 years ago. The basement has rough-ins for a second kitchen, offering flexibility for a rooming house or extra pantry/laundry space. Enjoy the oversized heated garage (25x21) with a newer furnace, bonus heated storage room, two cold storage sheds, and rear parking for 3 vehicles plus ample street parking. The home offers great curb appeal with a front porch and solar lighting. Perfectly located just one block from Red Deer Polytechnic, directly across from Westpark Middle School, and steps to parks, playgrounds, and ball diamonds. Westpark Elementary is 4 blocks away, and the bus stop is nearby. Quick access to QE2 via the 32nd St overpass makes commuting a breeze, with under 1.5 hours to either Calgary or Edmonton airports. Only 5 minutes to Red Deer Regional Hospital and walking distance to local medical clinics, shopping, and dining. Enjoy year-round outdoor recreation with nearby tennis courts, winter skating rinks, river access for tubing, and the 110+ km trail system. Heritage Ranch and Westlake Grill are just minutes away. A rare find in a prime, family-friendly location!



Built in 1974

## Essential Information

MLS® #	A2236240
Price	\$449,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3238 57 Avenue
Subdivision	West Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N5V5

## Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Laminate Counters, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	R-L

**Listing Details**

Listing Office	Realty Experts Group Ltd
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