

\$366,777 - 5609 42 Street, Red Deer

MLS® #A2242847

\$366,777

6 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

West Park, Red Deer, Alberta

Investor alert! Versatile, six-bedroom legally-suited property in sought-after West Park â€” fully suited with two complete units, each with separate furnace, hot water tank, and laundry, and separate utility hookups. The lower suite is upgraded with premium vinyl plank flooring and a sleek walk-in shower. Enjoy a double-car garage, off-street parking, and a fully fenced backyard for privacy. Long-term tenant upstairs (10+ years), offering reliable cash flow from day one. Located within walking distance to Red Deer Polytechnic, the hospital, schools, and dining â€” this is rental income at its best in a high-demand market. Donâ€™t miss out!â€•

Built in 1967

Essential Information

MLS® #	A2242847
Price	\$366,777
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.14
Year Built	1967
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5609 42 Street
Subdivision	West Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1B9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Parking Pad, Garage Faces Rear, Gravel Driveway
# of Garages	2

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-D

Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.