

# **\$349,900 - 46 Wells Street, Red Deer**

MLS® #A2251164

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.08 Acres

West Park, Red Deer, Alberta

Excellent Investment or Multi-Use Opportunity in Westpark! This upgraded 4-bedroom, 2-bath duplex is perfectly located just a short walk to Red Deer Polytechnic—ideal for student rentals, room-by-room income, or even short-term stays through platforms like VRBO. Featuring an illegal basement suite, this home offers great flexibility for investors or homeowners. Inside, enjoy modern vinyl plank flooring, new 3 year old windows and doors and new trim around them, newer lighting throughout, a high-efficiency furnace, 8 year old hotwater tank and updated shingles. The main floor showcases a spacious kitchen with plenty of cabinetry, an elegant living room with hardwood floors. Bathroom features a new tub and surround. Downstairs, the basement is highlighted by a large family room with a gas fireplace, a 4th bedroom, a 3-piece bath, and a large kitchen/laundry area with built-in cabinets. Side entrance allows easy and private access to basement. There is two stackable washer and dryers located upstairs and in the basement. Step outside to an unbelievable landscaped yard, including newer fencing, interlocking brick patios and walkways, raised flower beds, trees, shrubs, and a firepit area. 8x12 shed with power and lighting. Gas line for your BBQ grill. This Westpark gem is move-in ready with incredible rental or multi-family living potential!

Built in 1974



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251164               |
| Price          | \$349,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,048                  |
| Acres          | 0.08                   |
| Year Built     | 1974                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 46 Wells Street |
| Subdivision | West Park       |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4N5Y3          |

## Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

## Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | See Remarks           |
| Appliances        | See Remarks           |
| Heating           | Forced Air            |
| Cooling           | None                  |
| Fireplace         | Yes                   |
| # of Fireplaces   | 1                     |
| Fireplaces        | Gas                   |
| Has Basement      | Yes                   |
| Basement          | Finished, Full, Suite |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 89                |
| Zoning         | R-D               |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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