

# \$373,500 - 46 Wells Street, Red Deer

MLS® #A2251164

## \$373,500

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	\$373,500
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
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## 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	1
Zoning	R-D

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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