

\$350,000 - 5626 42 Street, Red Deer

MLS® #A2261083

\$350,000

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.14 Acres

West Park, Red Deer, Alberta

Fantastic Investment Opportunity in West Park! Introducing a spacious property with incredible flexibility, located in the desirable West Park neighborhood of Red Deer. Perfect for investors, first-time buyers or families, this home comes with an illegal suite with its own private entrance, making it an ideal mortgage helper or rental opportunity. Step inside the bright and welcoming main floor, where large south-facing windows fill the living and dining areas with natural light. The open dining space includes a charming "peek-a-boo" wall that provides extra counter space and additional kitchen storage. The kitchen itself boasts a sizable layout designed for multiple cooks, offering plenty of room to prep meals without feeling crowded. Completing the main floor are three spacious bedrooms and a 4-piece bath, giving options for bedrooms, a home office, gym, or hobby room. Downstairs, the illegal suite includes 1 bedroom, a full 4-piece bathroom, living room, and kitchen - perfect for extended family or tenants. Shared spaces in the basement include a laundry area with washer/dryer, built-in cupboards and shelving for storage, lockers, plus an additional 3-piece bathroom for added convenience. The seller is updating the property with new flooring, giving the home a fresh start for its next owner. The furnace and hot water tank were replaced. Extra paving tiles will also remain if requested, a great bonus for outdoor projects. Outside, the large lot provides plenty of space to enjoy. The yard is partially fenced



on one side, with potential to add more fencing for pets or privacy. A shed offers handy outdoor storage, and the large parking pad ensures ample space for multiple vehicles. Location is key - and this home delivers. Just minutes from Heritage Ranch, the Red Deer River walking trails, West Park School, parks, and Red Deer Polytechnic, this property offers both lifestyle and convenience. Families will love the proximity to schools and recreation, while investors will see the rental potential with steady demand from students and staff. With a versatile layout, large lot, parking and updates already underway, this West Park property is more than just a home, it's an opportunity. Whether you're looking to invest or enjoy a spacious home with room for everyone, this property is ready to welcome you.

Built in 1952

Essential Information

MLS® #	A2261083
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5626 42 Street
Subdivision	West Park
City	Red Deer
County	Red Deer

Province	Alberta
Postal Code	T4N 1C1

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Front Drive

Interior

Interior Features	Laminate Counters
Appliances	Other, Refrigerator, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	14
Zoning	R-M

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.