

**34 Wright Avenue**  
**Red Deer, Alberta**

**MLS # A2266682**



**\$449,900**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Park                                             |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | Bungalow                                              |               |                   |
| <b>Size:</b>     | 1,338 sq.ft.                                          | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 4                                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, Insulated, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                                  |               |                   |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Laminate, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Aluminum Siding                  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Perimeter Wall, Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers                |                   |     |

**Inclusions:** Refrigerator #2 (Basement)

Welcome to 34 Wright Ave, a beautifully renovated 1338 sqft bungalow in the heart of Red Deer's vibrant West Park community! This stunning 4-bedroom, 3-bath home has undergone extensive updates, making it perfect for families and those seeking a move-in-ready home. As you approach, you'll notice the recently updated rubber surfaced sidewalk and front step, leading you to new entry doors on both the house and garage. Step inside to discover a bright, open living and dining area that flows into a spacious kitchen. Here, you'll find modern updates new cabinets, quartz countertops, stainless steel appliances, an abundance of drawers, countertop space, and storage in the large walk-in pantry—ideal for any home chef! The living room features an inviting brick wood-burning fireplace, complemented by a bay window that offers picturesque views of the green space directly across the street. The main floor also boasts three generously sized bedrooms, including a true master suite with double closets and a private ensuite, making it an ideal retreat. The fully finished lower level presents even more space for relaxation and entertainment, featuring a bathroom with attractive tile flooring, an additional bedroom, a den, and a massive family room. A tidy laundry room and versatile flex space round out this level, providing ample room for all your needs. Outside, enjoy your beautifully landscaped yard complete with a new fence and deck, a cozy firepit, and mature trees, perfect for gatherings with family and friends. The oversized single garage is insulated and has a gas line roughed in making it easy for a future garage heater install. Recent renovations include new flooring, kitchen cabinets, appliances, extensive electrical improvements, and fresh paint throughout. Other recent improvements include a new furnace installed in 2022, new

blinds, smoke detectors, and updated plumbing fixtures throughout. Located within walking distance of Red Deer College and with easy access to Highway 2, this home offers an unbeatable location. Don't miss out on the opportunity to join the sought-after community of West Park.