

**5922 West Park Crescent Red Deer, AB T4R 1G1**

**Residential**  
**Active** **A2009423**



**DOM:** 166 **LP:** \$305,000.00  
**OP:** \$360,000.00

**PD:**

**Class:** Detached  
**County:** Red Deer  
**Type:** House  
**Levels:** One  
**Year Built:** 1961  
**LINC#:** [0015925689](#)  
**Arch Style:** Bungalow  
**Possession:** Immediate/vacant possession 12/16/2022  
**Lot Dim:**  
**Front Length:** 14.32M 47`0"  
**Legal Pln:** 7063KS **Blk:** 42 **Lot:** 22 **Condo:** No

**City:** Red Deer  
**Subdivision:** West Park  
**Ttl Beds:** 3  
**F/H Bth:** 1/0  
**RMS SQFT:** 1,040.00  
**LP/SF:** \$293.27  
**Suite:** No

**Lot Size:** 5781 SqFt  
**Lot Depth:** 37.49 M 123'  
**Tax Amt/Yr:** \$2,454.91/2022  
**Loc Imp Amt:**  
**Front Exp:** E

**Zoning:** R 1  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** None Known

Recent Change: **04/13/2023 : DOWN : \$320,000->\$305,000**

**Public Remarks:** Quiet tree lined location near Red Deer College. Home has sculptured artwork designed in front entrance and living room ceilings. 3 bedrooms 2 bathrooms with, developed basement. The basement has no legal egress windows so the rooms cannot be called bedrooms. Basement has a family room with gas fireplace, bathroom, office with closet, built in vacuum and plenty of storage. Home has tenants managed by professional management services. Buyer must assume existing tenant and current lease agreement. Single car garage, large west facing back yard. Please Note: This listing is being administered for online auction by VPIAuctions. Sale terms: "Sold As Is Where Is"; "All Sales Are Final "; 10% non refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Tuesday Apr 25, 2023 and ends approximately 2:00 Apr 28, 2023. See Listing Brokerage for Details.

**Directions:**

**Rooms & Measurements**

	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Total AG:</b> 96.62	<b>Mtr2</b>	1,040.00	<b>SqFt</b>
<b>Baths:</b>	0	0	1	0	0	<b>Bed Abv:</b> 3			
<b>EnSt Bth:</b>	0	0	0	0	0	<b>Rms Abv:</b> 6			
<b>Garage Dims (L x W):</b>	22`0" x 14`0"								

**Property Information**

<b>Basement:</b> Full, Partially Finished	<b>Lndry Feat:</b> In Basement
<b>Heating:</b> Forced Air	<b>Cooling:</b> None
<b>Construction:</b> Stucco	<b>Fireplaces:</b> 1/Gas
<b>Foundation:</b> Poured Concrete	<b>Flooring:</b> Carpet, Laminate, Linoleum
<b>Exterior Feat:</b> Fire Pit	<b>Fencing:</b> None
<b>Roof Type:</b> Asphalt Shingle	<b>Balcony:</b> None
<b>Reports:</b> RMS Supplements	
<b>Parking:</b> Single Garage Detached <b>Total:</b> 4	
<b>Features:</b> See Remarks	
<b>Comm Feature:</b> Park, Schools Nearby, Street Lights, Shopping Nearby	
<b>Lot Features:</b> Back Lane, Front Yard, Landscaped	
<b>Goods Include:</b> Central Vac	
<b>Appliances:</b> Dishwasher, Electric Stove, Refrigerator, Washer/Dryer	
<b>Other Equip:</b> None	
<b>Goods Exclude:</b> N/A	

**Printed Date:** 04/13/2023 5:20:04 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).