



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6308 61 Avenue
Red Deer, Alberta**

MLS # A2219750



\$389,500

Division:	Highland Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Wet Bar

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: R1

Utilities: Electricity, Natural Gas

Inclusions: N/A

Vacant, Cleaned, and Move-In Ready! This cozy, fully developed 5-bedroom, 2-bathroom bi-level home offers over 2,000 sq ft of bright, functional living space — perfect for first-time buyers, families, or investors. Recently vacated and cleaned, it's ready for immediate possession! The upper level features 3 bedrooms, a full bath, a sun-filled living room with large windows and patio doors, and a front deck for relaxing. The kitchen includes appliances and plenty of storage. Laminate and tile flooring throughout — no carpet! The professionally developed basement (2020) adds 2 large bedrooms, another full bath, a spacious rec room, and laundry with a newer washer, dryer, and hot water tank. Furnace updates (2025) include a new motherboard and blower motor. Outside, enjoy a double detached garage (wired for projects) and ample off-street parking, including RV space. Located just 2 blocks from the Dawe Centre, with transit, shopping, and more nearby. A move-In ready gem — book your showing today!