



GRASSROOTS
REALTY GROUP

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5713 57 Avenue
Red Deer, Alberta

MLS # A2234054



\$239,000

Division:	Riverside Meadows		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	909 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-D
Foundation:	None	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Built-In Dishwasher, Blinds, Shed

Affordable home ownership, or a Great Investment Opportunity, as this home sits on a Large Lot, that is Zoned R-D(Allows the construction of a Duplex or Legal Suite, There is also discretionary use of a Back Yard Suite.) This charming home sits on a Fully fenced Lot, that is well treed and plenty of room for a Detached Garage. You will love the warmth and charm of the hardwood floors, clean crisp white walls, and trim. The main floor offers a bright living room, bedroom, 4pc bath, main floor laundry & utility room. The kitchen with matching appliances, side door handy for year round barbecuing and room for a large dining table. The Upper Level Features Spacious Master Bedroom, Completed with a 3 pc ensuite, Walk In Closet and Hardwood Flooring. Recent Upgrades include; Eavestrough, Electrical Panel, and the Hardwood Flooring. Great potential or Just Move In and Enjoy a very Affordable Lifestyle.