



GRASSROOTS
REALTY GROUP

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**101, 5823 57 Street
Red Deer, Alberta**

MLS # A2245686



\$199,000

Division:	Riverside Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Lot, Plug-In, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Shingle

Basement: Full, Unfinished

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 390

LLD: -

Zoning: R-M

Utilities: -

Inclusions: N/A

Great opportunity! This 2 storey condo in Riverside Meadows has new vinyl plank flooring on the main level, there are beautiful contemporary newer kitchen cabinets and countertops, and a 2pce main bath. The upper floor features 3 large bedrooms and a full bath, and an undeveloped basement offers ample storage and room for future development. There are 2 assigned parking spaces, one at the front and the other at the back, both with plug ins. The yard is enclosed with vinyl fencing and there is a rear deck! Small pets are permitted with approval. This would make a great first home or investment property!!