



GRASSROOTS
REALTY GROUP

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**103, 5812 61 Street
Red Deer, Alberta**

MLS # A2258158



\$99,000

Division: Riverside Meadows	
Type: Residential/Low Rise (2-4 stories)	
Style: Apartment-Single Level Unit	
Size: 755 sq.ft.	Age: 1979 (46 yrs old)
Beds: 2	Baths: 1
Garage: Assigned, Off Street, Stall	
Lot Size: 0.02 Acre	
Lot Feat: Back Lane, Landscaped, Rectangular Lot	
Heating: Baseboard, Natural Gas	Water: Public
Floors: Carpet, Linoleum, Tile	Sewer: Public Sewer, Pump, Septic Field, Septic Needed
Roof: Asphalt Shingle	Condo Fee: \$ 424
Basement: -	LLD: -
Exterior: Wood Frame	Zoning: R-H
Foundation: Poured Concrete	Utilities: Cable Connected

Features: See Remarks

Inclusions: N/A

Rented unit in Great shape . Numerous improvements over the years and shows very well . 2 bedrooms with double mirrored closet doors in spacious primary bedroom ,upgraded dome light fixtures with LED bulbs, Carpet in Living room and bedrooms , Lino in KI,DI , Ceramic tiles in Entrance area with mirrored closet doors . The Full 4 Pce Bathroom has Ceramic floor tiles , Bath tub has ceramic tiles and shower doors , ceramic sink , large mirror and built in medicine cabinet . Kitchen has lots of cabinetry, re painted , double sink , ceramic backsplash, retro California sunshine ceiling ,2 appliances, this efficient galley kitchen opens to dining area . All good size vinyl windows and good window coverings . Coin laundry in the building . Paved assigned parking stall with power and room for more vehicles on the street . Condo fees cover for insurance , heating, water, sewer garbage, all Exterior repairs as well as snow removal, and lawn care .Tenant pays for power . Building has had extensive exterior and interior improvements and it shows . New Intercom system plus Security camera's in building . common Laundry room on same level , Now that makes for a winning opportunity on this property .