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103, 5812 61 Street Red Deer, Alberta

MLS # A2258158



\$98,900

Division:	Riverside Meadows				
Туре:	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.