



**GRASSROOTS**  
REALTY GROUP

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**5851 58 Avenue**  
**Red Deer, Alberta**

**MLS # A2263163**



**\$419,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Jetted Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 5851 58 Avenue, a spacious and well-maintained family home that offers room for everyone, inside and out. This inviting property features a bright and open main floor with a seamless flow between the living and dining areas, perfect for entertaining or relaxing with family. The kitchen is equipped with modern stainless steel appliances, adding style and function to the heart of the home. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite complete with a walk-in closet. The 5-piece bathroom offers a dual vanity, providing extra space for busy mornings. Downstairs, the fully finished basement boasts a massive living and rec room, ideal for movie nights, a play area, or hosting guests. Three additional bedrooms, a 3-piece bathroom with a jetted tub, and a dedicated laundry & storage room round out this level, offering excellent flexibility for growing families or multi-generational living. Outside, enjoy a large, fully fenced yard with plenty of space for kids, pets, or gardening. The 24x26 double detached garage provides ample parking and storage. Located in an up-and-coming neighborhood, this home is a fantastic opportunity for those seeking both space and comfort in a thriving community.