



GRASSROOTS
REALTY GROUP

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2, 6320 58 Avenue
Red Deer, Alberta

MLS # A2264045



\$164,900

Division:	Highland Green		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	522 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, On Street, See Remarks, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Lawn, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	Other	LLD:	-
Exterior:	Mixed	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Any and all items left in unit

Clean, modern, and affordable. The home features updated flooring, paint, appliances, countertops, backsplash, and more. It is conveniently situated near schools, shopping centers, bus routes, and recreational facilities, with easy access to major roads. Assigned parking is included, with an option to rent an additional spot, and extra storage is available if needed. Condominium fees are \$334.26 and cover Common Area Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal. The good news is owning this home is more cost-effective than renting. With a 5% down payment, your monthly mortgage and condominium fees could total \$1,174.51 (subject to qualification).