



GRASSROOTS
REALTY GROUP

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17, 5806 61 Street
Red Deer, Alberta

MLS # A2264297



\$200,000

Division:	Riverside Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	968 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Fridge, Stove/Range, Microwave, Washer/Dryer

Welcome home to this inviting, freshly renovated two-storey townhouse — a perfect blend of warmth, comfort, and modern updates. Many renovations were thoughtfully completed in 2024, creating a space that feels brand new while still cozy and welcoming. Step inside to discover bright, open living areas with new flooring throughout the main floor and basement, fresh paint from top to bottom, with new trim, baseboards, and doors that tie everything together beautifully. The kitchen is the true heart of the home — fully updated with new cabinets, counters, sink, and plumbing, plus a full set of brand new stainless-steel appliances that make cooking and entertaining a joy. Upstairs, you’ll find a refreshed 4 piece bathroom and comfortable bedrooms, while downstairs offers bright, Partially-finished space with some new electrical and lighting — perfect for a family room, play area, or home office. The upgrades continue with a new high-efficiency furnace and hot water tank, giving you peace of mind for years to come. This home sits in a well-managed condo community, surrounded by parks, schools, trails, and everyday amenities nearby, offering both convenience and connection. Whether you’re a first-time buyer, investor, or someone looking to downsize, this home welcomes you with open arms. Move in, settle down, and start creating new memories — all the hard work has already been done. The owner is a licensed real estate agent in the province of Alberta.