



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**111, 5823 57 Street
Red Deer, Alberta**

MLS # A2265123



\$195,000

Division:	Riverside Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,078 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 390
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Washer/Dryer

Welcome to this charming 2 storey townhouse bursting with character and potential! You'll love the spacious main floor layout featuring a large living room, sunny kitchen with separate dining area. Upstairs offers three comfortable bedrooms, including an impressively sized primary bedroom. The basement is partly finished with a generous family room and cozy nook—ideal for a play area, home office or home gym. Newer furnace and hot water tank. In suite laundry. Fully fenced, South facing back yard. Two off street parking spots - one out front and another out back. Central located and close to schools, shopping, transit and Bower Ponds. Whether you're a first-time buyer or investor, this home is full of opportunity—move in and make it your own!