



GRASSROOTS
REALTY GROUP

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**6349 58 Avenue
Red Deer, Alberta**

MLS # A2272456



\$245,000

Division:	Highland Green		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	981 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Fridge, stove, microwave, hood fan, washer, dryer and window coverings

~Great investment opportunity~ 6 bedroom home awaits its new owners! A great location within walking distance to all of Red Deer's amenities. Major bus route at your front door, schools nearby, street lights, paved trails, the Dawe Centre and restaurants. Some newer upgrades include, shingles, vinyl windows and hot water tank. Main floor features three generous size bedrooms, a four piece bath, living, dining and kitchen. The fully developed basement has another THREE BEDROOMS, a large family room, laundry and a three piece bath. There is a kitchen with a fridge and microwave great for teenagers or in law suite. The yard is fully fenced and offers nice privacy. Off street parking for two! This is a great property for your investment portfolio.