



**GRASSROOTS**  
REALTY GROUP

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**105, 5812 61 Street**  
**Red Deer, Alberta**

**MLS # A2273522**



**\$109,000**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	731 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Paved		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Baseboard, Boiler, Combination, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

<b>Inclusions:</b>	None
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2 Bedroom Corner Unit. Very well maintained building along with an upgraded condo unit. Nice and bright unit with large windows and additional window in the dinning room. Unit has a storage space and lots of closets. Previous upgrade includes vinyl planks, upgraded doors, trims, baseboards, vinyl windows, ceramic tiles, interior lights, and ceiling fan, newer fridge. One assigned parking spot with electrical plug located near the rear entrance and on street parking is also available. Coin laundry on each floor, secured main entrance, intercom and building security cameras.