



GRASSROOTS
REALTY GROUP

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5707 57 Avenue
Red Deer, Alberta

MLS # A2274124



\$268,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Riverside Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 859 sq.ft. | Age: | 1940 (85 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

| | |
|--------------------|-----------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Wood Frame |
| Foundation: | Block |
| Features: | Closet Organizers, Track Lighting |

| | |
|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-L |
| Utilities: | - |

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, Washer, Dryer, 1 Garage Remote

This affordable legally suited home is the Ideal property for Investors or Savvy buyers. The location is on a quiet street in close proximity to a park + the local elementary school is walking distance away. It's a central location giving you great access to all points in the city. The main level of this quaint home has a living room, kitchen, full bathroom and 2 bedrooms. There is shared laundry in the lower level. The legal basement suite has its own back entrance. It offers a kitchen, full bathroom, bedroom and living room. The backyard has space for pets or gardening and offers a single garage.