



**GRASSROOTS**  
REALTY GROUP

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**209, 5831 57 Street  
Red Deer, Alberta**

**MLS # A2278097**



**\$185,000**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows		

**Inclusions:** none

Welcome to 5831 57 Street, Unit 209. This is an excellent opportunity for first-time home buyers or investors looking to add a solid property to their real estate portfolio. This fully developed two-story condo offers a functional layout with three bedrooms and 1.5 bathrooms, providing both comfort and versatility. The main level features a spacious living room that flows seamlessly into the dining and kitchen areas, making it easy to stay connected while entertaining or enjoying everyday living. A convenient half bath is located on the main floor near the back entrance, which leads out to the backyard space. Upstairs, you will find three well-sized bedrooms along with the main full bathroom. The fully developed basement adds valuable living space with a large rec room, perfect for relaxing, entertaining, or creating a home office, along with plenty of storage for extra belongings. Outside, the property offers two assigned parking stalls with plug-ins, attractive curb appeal, and a location that is hard to beat. Situated close to schools, parks, and just blocks from the river, you will enjoy easy access to scenic walking paths and the surrounding natural beauty. This is a fantastic opportunity to own a well-laid-out, move-in-ready condo in a convenient and desirable location.