103, 5812 61 Street
Red Deer, Alberta

MLS # A2284720

$109,000

Division:	Riverside Meadows
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	781 sq.ft.
Age:	1979 (47 yrs old)
Beds:	2
Baths:	1
Garage:	Assigned, Off Street, Stall
Lot Size:	0.02 Acre
Lot Feat:	Back Lane, Landscaped, Rectangular Lot

Heating:	Baseboard, Natural Gas	**Water:**	Public
Floors:	Carpet, Linoleum, Tile	**Sewer:**	Public Sewer, Pump, Septic Field, Septic Needed
Roof:	Asphalt Shingle	**Condo Fee:**	$ 444
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-H
Foundation:	Poured Concrete	**Utilities:**	Cable Connected
Features:	See Remarks		

Inclusions:	Brand new Stainless Steel Fridge and stove

Great shape 2 bedroom unit. Numerous improvements over the years and shows very well. 2 bedrooms with double mirrored closet door in spacious primary bedroom ,upgraded dome light fixtures with LED bulbs, freshly steam cleaned carpet in Living room and bedrooms, lino in KI/DI, ceramic tiles in Entrance area with mirrored closet doors. The full 4 Pce Bathroom has ceramic floor tiles, Bath tub has ceramic tiles and shower doors, ceramic sink, large mirror and built in medicine cabinet. Kitchen has lots of cabinetry, re painted, double sink, ceramic backsplash, retro California sunshine ceiling. New stainless steel FRIDGE ,STOVE , HOOD FAN in this efficient galley kitchen opens to dining area. All good size vinyl windows and good window coverings. Coin laundry in the building. Paved assigned parking stall with power and room for more vehicles on the street. Condo fees cover for insurance, heating, water, sewer, garbage, all exterior repairs as well as snow removal, and lawn care. Tenant pays for power. Building has had extensive exterior and interior improvements and it shows. New Intercom system plus Security camera's in building. Common Laundry room on same level. Now that makes for a winning opportunity on this property. Seller will include 2 months of prepaid condo fees. See some ideas of furnishing of your new home.