



**63, 5935 63 Street
Red Deer, Alberta**

MLS # A2286028



\$194,900

Division:	Highland Green		
Type:	Residential/Five Plus		
Style:	5 Level Split, Attached-Side by Side		
Size:	1,127 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected
Features:	Closet Organizers, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, BLINDS, CURTAINS, RODS

3 BEDROOM, 2 BATHROOM 6 LEVEL SPLIT TOWNHOUSE ~ 2 BALCONIES PLUS A WALK OUT BASEMENT PATIO ~ SUNNY SOUTH FACING BACKYARD THAT BACKS ONTO TREED RESERVE ~ Tons of space in this well planned, move in ready unit ~ Spacious entry with a coat closet welcomes you ~ The U-shaped offers a functional layout and offers plenty of white cabinets, full tile backsplash, wall pantry, large window above the sink and opens to the eat in dining space ~ The living room is a generous size and features sliding patio doors to a balcony that overlooks the backyard, trees and views of downtown ~ 2 generous sized bedrooms with ample closet space are located next to a 4 piece bathroom ~ The private primary bedroom is located on it's own level, can easily accommodate a king size bed plus furniture, has dual closets and sliding glass doors to the second balcony with more great views ~ The lower level offers another large family room with walk out access to the fully fenced south facing backyard ~ The basement level offers a 2 piece bathroom, laundry and tons of space for storage ~ Powered parking stall just outside your front door ~ Monthly condo fee is \$450 and includes; common area maintenance, exterior insurance, professional management, reserve fund contributions, snow removal, garbage and recycle ~ Located close to multiple schools, Rec Centre (pool, arena, library, fitness facility) parks, and walking trails with easy access to all other amenities.