



**6343 58 Ave Avenue W**  
**Red Deer, Alberta**

**MLS # A2296438**



**\$267,900**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Nil

Discover incredible value in this spacious five-bedroom, two-bathroom half-duplex, perfectly positioned for families or investors seeking both comfort and affordability. The main level greets you with a bright, expansive living room anchored by an upgraded vinyl window, flowing seamlessly into a generous dining area and a kitchen featuring cabinetry and countertops updated in 2012. Durable vinyl flooring and modern baseboards run throughout this level, which hosts three well-appointed bedrooms and a full four-piece bathroom. For those who enjoy a morning coffee or a quiet evening outdoors, one of the main-floor bedrooms offers direct access to a charming, covered deck. The living space extends into the fully finished basement, which provides two additional bedrooms equipped with code-compliant exit windows for your peace of mind. This lower level is rounded out by a three-piece bathroom, a cozy family room, and a versatile playroom that can easily adapt to your lifestyle needs. Significant mechanical attention has been paid to the home as well, including a major electrical overhaul in the summer of 2021 to modernize the power supply and ensure long-term reliability. The exterior of the property is just as impressive, featuring a large, fully fenced backyard that serves as a private oasis with mature bushes, lush vegetation, and thoughtful landscaping. Situated in a prime location within walking distance to the G.H. Dawe Community Centre, local schools, parks, and major shopping hubs, this home offers the perfect blend of convenience and quiet residential living. All ready for its new owner!