



**105, 5812 61 Street  
Red Deer, Alberta**

**MLS # A2100212**



**\$102,000**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

**Inclusions:** CEILING FAN

2 BEDROOM CORNER UNIT . Shows Great. Located near the back door parking area . Minimal stairs to access this very well maintained and upgraded condo unit . Major upgrade a few years ago An extra Window in the Dining area . Vinyl plank flooring in Living room, Dining area ,kitchen and hallway . Bedrooms have carpet , upgraded doors , trim, baseboards , Vinyl windows, window coverings , Kitchen has ceramic back splash , New fridge , upgraded interior lighting and ceiling fan . Great Tenant , has been there since September 2021 , is on a month to month rental and would be happy to stay .One assigned parking spot , on street parking available. Coin laundry Security main entrance doors, Intercom and building security cameras. Unit #206 is also available , they can be purchased together.