



**5837 59 Street  
Red Deer, Alberta**

**MLS # A2117708**



**\$229,777**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Block	<b>Utilities:</b>	Cable Internet Access
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** N/A

Yards and yards of yard! This compact half duplex is tucked in a tranquil corner of Riverside Meadows. Green spaces to the front and back! The home may be small in stature, but it packs a mighty punch when it comes to comfort and potential. Situated on a vast 8023 ft.<sup>2</sup> lot with room for a 4-car garage, RV parking and still tons of room to play and entertain. This is one of the largest half duplex lots in Red Deer! Smart, functional layout with two bedrooms upstairs plus a 4-piece bath. The main floor has a spacious living room, ample-sized eating area and kitchen complete with newly surfaced cabinets and brand new dishwasher. The property has been repainted for a fresh feel. Convenient access to amenities, schools, parks, and transportation routes. Come and check out this unique property. It's a great home isn't it! Shouldn't be yours?