



**8, 5806 61 Street
Red Deer, Alberta**

MLS # A2136761



\$139,900

Division:	Riverside Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	980 sq.ft.	Age:	1986 (38 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer

Step into the market with this professionally managed, 2-Storey Townhouse, ideally priced for affordability and located in the heart of convenience. Whether you're a first-time homebuyer or an investor, this property offers an excellent opportunity to own a strategically situated home. The main floor features a welcoming kitchen and a cozy living room, perfectly suited for relaxation and family time. A convenient two-piece bathroom rounds out the first level, adding to the functionality of the space. Upstairs, discover three well-sized Bedrooms offering plenty of space for sleep and storage, accompanied by a full 4-piece Bathroom. The lower level is partially finished and includes a Rec Room — a versatile space for entertainment, a home gym, or a play area for kids. Outside, the fenced yard with a deck provides a secure and private outdoor area with no rear neighbours, ideal for pets, children, and entertaining. Ease of living is a priority, with condo fees covering a range of services including ground maintenance, snow removal, trash disposal, and water, ensuring a hassle-free lifestyle. Additionally, professional management and reserve fund contributions are part of the package, emphasizing a worry-free investment. The inclusion of assigned parking adds convenience. Situated in a central neighborhood, this condo is just moments away from schools, public transit, and a variety of restaurants and shops. Nearby parks and playgrounds offer recreational opportunities, while local services and amenities enhance everyday living. This condominium at #8, 5806 61 Street is not just a home; it's a smart investment, offering all the essentials for a comfortable and convenient lifestyle.