



**306, 5812 61 Street  
Red Deer, Alberta**

**MLS # A2140256**



**\$105,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverside Meadows                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 725 sq.ft.                         | <b>Age:</b>   | 1979 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street, Stall        |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                           | <b>Condo Fee:</b> | \$ 410 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame           | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), See Remarks |                   |        |

**Inclusions:** curtain rods

Welcome to this fully renovated top-floor unit! This charming two-bedroom, one-bathroom apartment features an open layout, a kitchen with stainless steel appliances, and a bright, spacious living area complete with a cozy fireplace. The master bedroom includes a huge closet. Additional perks include in-unit laundry, a private balcony, new flooring, secure entry, and dedicated parking. Ideally located near local amenities, this apartment provides the best in comfortable urban living. Schedule your viewing today!