



206, 5812 61 Street  
Red Deer, Alberta

MLS # A2140772



**\$108,000**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	753 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Street Lighting, Yard Lights		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** window coverings

2nd Floor 2 bedroom, one bath Condo unit . In very good shape and has a great tenant . This unit has a Balcony with sliding patio doors as well as an extra window in the Dining area , all windows are vinyl , Other upgrades include , ceramic tile in Entrance and Bathroom, some doors and trim , counter tops , window coverings . Carpet in Hallway and bedrooms, Kitchen and dining area have Lino flooring .Appliances in good shape. Tenant was living in a bottom unit previously , has lease . One assigned parking stall , on street parking available . Coin laundry . Building has security doors , intercom and security camera's. Tenant has a dog. Tenant pays electric.. Unit # 105 MLS A2100212 is also available , they can be purchased as a package .