



18, 6020 59 Avenue  
Red Deer, Alberta

MLS # A2144077



**\$159,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Asphalt/Gravel	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Combination, Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** STOVE, FRIDGE, Dishwasher, washer dryer

Welcome to this cozy condo, offering all the comforts of home in a well-maintained community. Here’s a closer look at what makes this property a wonderful choice. The functional galley kitchen is equipped with new appliances (ordered), providing a modern and efficient space for meal preparation and cooking. The entire home has been freshly painted with a very light grey, giving it a clean, bright, updated, and inviting atmosphere. With three bedrooms, there is plenty of space for family, guests, or a home office. The property includes a full bathroom and a half bathroom, adding convenience and comfort for residents and visitors. The fenced backyard offers privacy and a secure space for outdoor activities, whether it's for children, pets, or simply enjoying the outdoors. The furnace and duct's cleaned, ensuring efficient heating and peace of mind. The condo association has a healthy reserve fund, which is a positive indicator of financial stability and future property maintenance. The condo association takes great care of the property, ensuring that common areas and exterior maintenance are handled efficiently, contributing to a pleasant living environment. This cozy home combines modern updates, practical features, and the benefits of a well-managed community. With its functional kitchen, freshly painted interior, fenced backyard, and a healthy condo reserve fund, it offers a comfortable and worry-free living environment. Perfect for first-time buyers, small families, investors, or those looking to downsize, this condo provides all the comforts of home in a welcoming and well-maintained setting. (new fridge and stove on its way, shingles done 2 yrs ago)