



GRASSROOTS
REALTY GROUP

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6329 61 Avenue
Red Deer, Alberta

MLS # A2209324



\$275,000

Division:	Highland Green		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	605 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Front Drive, Garage Faces Rear, Insulated,		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Pantry, Soaking Tub, Storage		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, CURTAIN RODS

FULLY DEVELOPED 3 BEDROOM, 2 BATH SEMI DETACHED BI-LEVEL ~ SINGLE DETACHED GARAGE + LARGE FRONT DRIVE WITH ROOM FOR AN RV ~ IMMEDIATE POSSESSION AVAILABLE ~ Pride of ownership is evident in this well cared for, spotless home ~ A sun filled foyer with high ceilings that open to the upper level welcome you ~ The living room features a large west facing picture window that allows for natural light to fill the space, has sconce lighting and a cozy fireplace with floor to ceiling stone, raised hearth and a mantle ~ The u-shaped kitchen offers a functional layout with plenty of cabinets, ample counter space, full tile backsplash, window above the sink that overlooks the deck and opens to the spacious dining room with built in cabinets and sliding patio door access to the deck and backyard ~ 2 piece main floor bathroom has laundry with cabinets above for storage ~ The fully finished lower level has large above grade windows and a generous size primary bedroom, 2 additional bedrooms (both with walk in closets), a 4 piece bathroom with a soaker tub and space for storage throughout ~ The large deck has plenty of room for a patio set and has a privacy wall ~ The backyard is landscaped, has space for storage below the deck, and is fully fenced with back alley access ~ 22' x 12'6" detached garage is insulated and finished with drywall ~ Roof shingles replaced in 2020 ~ Located close to G.H.Dawe (school, pool, library, arena, fitness centre, etc), multiple parks, walking trails, tons of shopping and with easy access to downtown and Highway 2.