

**204, 5502 58A Street
Red Deer, Alberta****MLS # A2244931****\$124,900**

Division:	Riverside Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	834 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Laminate Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 596
LLD:	-
Zoning:	R-3
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher

Two bedroom unit located in an established mature area within walking distance to Bower Ponds, City Trail System plus Downtown core. Large galley style kitchen offers plenty of cupboard and counter space. Open living/dining area with nice amount of natural lighting. Private balcony perfect for the summer bbq. Large in-suite storage room as well. Both bedrooms are good size and offer a great amount of closet space. Laundry facilities are located in basement of building. Unit comes with one assigned powered stall plus there is on site visitor parking as well. Currently rented for \$1250 a month plus electricity with a lease until December 31, 2025.