

**73, 5935 63 Street  
Red Deer, Alberta**

**MLS # A2255296**



# \$189,900

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Refrigerator, stove, washer, dryer, shed

Take a look at this affordable townhouse with its own fenced yard! The main floor has updated vinyl flooring that flows through the living room, kitchen, dining area, and convenient powder room. The bright living room offers sliding doors leading directly to the backyard. The kitchen features a recently updated fridge (new in 2025). Upstairs you'll find three bedrooms and a full bathroom, including a generously sized primary bedroom. The basement is partially finished, providing extra space for storage or future development. Mechanical updates include a furnace and hot water tank replaced approximately 7 years ago, while the exterior has also been refreshed by the condo in recent years to include new windows, siding & roof. There is one parking space out front and across the unit there is visitor parking. Pet restrictions: one pet, 14 inches in height, second pet upon board approval. This home is ideally located near the Dawe Rec Centre, schools, Parkland Mall, and more. Condo fees cover Common Area Maintenance, Exterior Insurance, Professional Management, Reserve Fund Contributions, and Snow Removal—making for a worry-free lifestyle!