

**103, 5812 61 Street
Red Deer, Alberta**

MLS # A2258158



\$99,000

Division:	Riverside Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		
Heating:	Baseboard, Natural Gas		
Floors:	Carpet, Linoleum, Tile		
Roof:	Asphalt Shingle		
Basement:	-		
Exterior:	Wood Frame		
Foundation:	Poured Concrete		
Features:	See Remarks		
Water:	Public		
Sewer:	Public Sewer, Pump, Septic Field, Septic Needed		
Condo Fee:	\$ 424		
LLD:	-		
Zoning:	R-H		
Utilities:	Cable Connected		

Inclusions: N/A

Rented unit in Great shape . Numerous improvements over the years and shows very well . 2 bedrooms with double mirrored closet doors in spacious primary bedroom ,upgraded dome light fixtures with LED bulbs, Carpet in Living room and bedrooms , Lino in KI,DI , Ceramic tiles in Entrance area with mirrored closet doors . The Full 4 Pce Bathroom has Ceramic floor tiles , Bath tub has ceramic tiles and shower doors , ceramic sink , large mirror and built in medicine cabinet . Kitchen has lots of cabinetry, re painted , double sink , ceramic backsplash, retro California sunshine ceiling ,2 appliances, this efficient galley kitchen opens to dining area . All good size vinyl windows and good window coverings . Coin laundry in the building . Paved assigned parking stall with power and room for more vehicles on the street . Condo fees cover for insurance , heating, water, sewer garbage, all Exterior repairs as well as snow removal, and lawn care .Tenant pays for power . Building has had extensive exterior and interior improvements and it shows . New Intercom system plus Security camera's in building . common Laundry room on same level , Now that makes for a winning opportunity on this property .