



**GRASSROOTS**

REALTY GROUP

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**6035 59 Street**  
**Red Deer, Alberta**

**MLS # A2303072**



**\$255,000**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** none

Welcome to this bungalow half duplex offering 973 sq. ft. of comfortable living space. This home features 4 bedrooms and a fully developed basement, providing plenty of room for growing families , Ideally located next to a beautiful treed city park reserve, you'll enjoy added privacy and a peaceful natural setting right at your doorstep. The functional layout offers bright living spaces, practical design, and great versatility. Whether you're a first-time homebuyer or looking to expand your portfolio, this property is a fantastic opportunity in a convenient location.