



**5903 56 Avenue  
Red Deer, Alberta**

**MLS # A2313145**



**\$315,000**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge (2), Stove (2), Washer (2), Dryer (2), All Attached Shelving, All Blinds

Attention Investors ~ REFRESHED BASEMENT ~ Self Contained Legal Suite With Separate Laundry! The main floor features two bedrooms & 1 updated bathroom. Some updated vinyl windows. The basement legal suite has 1 bedroom, a den and 3pc bathroom. The furnace & HWT have been upgraded. Large fenced yard with an oversized deck. Main floor rent is \$1400 /month (great tenants) and the basement is now vacant and recently refreshed. A turn-key rental!