



GRASSROOTS
REALTY GROUP

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4, 5812 61 Street
Red Deer, Alberta

MLS # A2330447



\$185,000

Division:	Riverside Meadows		
Type:	Residential/Five Plus		
Style:	Attached-Side by Side, Townhouse		
Size:	1,076 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Many Trees, No Neighbours Behind, Other, Wooded		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 506
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Discover an incredible opportunity to stop renting or expand your portfolio with this functional three-bedroom townhouse. Located at 5812 61st Street, this home offers an open main floor featuring a beautifully updated kitchen complete with modern stainless steel appliances. Upstairs you will find three comfortable bedrooms and a full bathroom, while the fully finished basement offers valuable extra living space perfect for a home office, gym, or media room. You will enjoy the privacy of having no rear neighbours, allowing you to appreciate a peaceful, treed view right from your own deck or living room window. This unique setting offers a front-row seat to nature, where you can watch a local herd of five deer, woodpeckers, and gorgeous blue jays year-round. With the chore of mowing the grass taken care of by your condo fees, you have more time to enjoy your surroundings. Featuring two assigned parking stalls and a move-in ready interior, this home is an accessible entry point into homeownership or a practical addition to any investment strategy.