



GRASSROOTS
REALTY GROUP

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5924 & 5926 63 Street
Red Deer, Alberta

MLS # A2330674



\$469,900

Division:	Highland Green		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,320 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Block, Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: None

FULL Side by Side DUPLEX IN A GREAT LOCATION - close to Schools, library, Dawe community center, Recreational facilities, public transit, shopping, parks and walking paths. Incredible opportunity to add a high performing asset to your portfolio. Both independent units feature bright open layouts, 3 generous sized bedrooms, 1.5 baths and convenient main floor laundry. Featuring large yards, ample parking and close proximity to the schools, parks and the newly renovated Dawe center. Live on one side and rent the other, or cash flow from both on day one! Separate utility meters ensure tenants pay their own utilities keeping overhead low. This investment is move in ready, offering strong returns and ultimate flexibility