

**6007 59 Street
Red Deer, Alberta**

MLS # A2221749



\$249,900

Division:	Riverside Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	956 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: N/A

Cash Flow Positive Income Property! Legally Suited 1/2 Duplex . There is a great legal suite in the basement with a full kitchen and a brand new detached garage built in 2023 in the back. Property is rented for \$895.00 for main floor plus \$850 for basement Tenant's pay all utilities. Property was last renovated 12 years. With some work to the upstairs, it could be rented for \$1100/month making the cash flow over \$600/month...