

**103, 5502 58A Street  
Red Deer, Alberta**

**MLS # A2229717**



# \$89,900

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	677 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<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>	\$ 468
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** None

ATTN INVESTORS, FIRST TIME BUYERS & DOWNSIZERS! REALLY CUTE & AFFORDABLE 1 BED, 1 BATH CONDO ACROSS FROM A GREEN SPACE -A MUST SEE & MOVE IN READY!! Enjoy comfort, convenience, and a prime location with this well-appointed 1 bed, 1 bath condo perfectly situated right across from a peaceful green space. Step inside to find a spacious living room, a functional kitchen with adjoining dining area, a full 4-piece bathroom, and a generously sized bedroom. There's even a dedicated storage space for your added convenience. Just across the hall, you'll find a laundry room, and your own assigned parking stall is included. The affordable condo fee of \$467.64/month covers heat, water, sewer, grounds maintenance, and professional management—making budgeting a breeze! Pet lovers will appreciate that pets are welcome (with some restrictions). Located close to schools, shopping, scenic parks, and walking trails, this really nice condo offers the perfect balance of lifestyle and location. Whether you're a first-time buyer, downsizer, or investor, this condo is ready for your personal touch and immediate enjoyment & possession. Don't miss this opportunity to own an affordable home in a great community—book your showing today!