

**3, 5809 65 Street  
Red Deer, Alberta**

**MLS # A2274512**

# \$155,000



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, BI-Dishwasher, BI Microwave, Washer, Dryer.

Affordable first home, downsize or revenue property! Located close to GH Dawe Recreation Center, Schools, Playgrounds, Shopping, Transit and Woody's Spray Park! This cozy home is move in ready with 2 Bedrooms / 1 Bathroom plus convenient in-suite laundry. Features include: Vinyl windows, white kitchen cabinets, built-in dishwasher, pantry, laminate flooring throughout, fresh paint, balcony with dura deck & metal railing. Bi-level style layout includes kitchen, dining, and living room upstairs. Bedrooms, bathroom, and laundry are located on the lower level. Large windows on both levels bring in plenty of natural light. There's 1 assigned parking stall with electric plug-in. Additional street parking available at the front of the building plus parking for your visitors. Units have been known to lease for upwards of \$1400/Month, with Tenants paying the utilities. Condo fee is \$331.85/month. Pets allowed pending condo board approval.