

# \$197,000 - 14, 5806 61 Street, Red Deer

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MLS® #A2213377

**\$197,000**

2 Bedroom, 1.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Riverside Meadows, Red Deer, Alberta

Welcome to Unit #14 5806 61 Street, Red Deer, Alberta – the perfect solution to get your kids out of your basement and into a place of their own! This move-in-ready townhouse offers incredible value with 2 spacious bedrooms, 1 fully renovated bathroom and a host of modern upgrades throughout. Step into a freshly painted & updated interior featuring all-new vinyl plank flooring, new kitchen, and new trims and doors. The renovated bathroom adds a touch of luxury, and the functional layout includes a basement laundry area for added convenience. Outside, enjoy a fenced backyard – perfect for small pets, kids, or relaxing on warm summer days. This unit includes 2 dedicated parking stalls, both conveniently marked #14. With monthly condo fees of just \$366.78 and annual property taxes of only \$1,292, this property is both affordable and manageable. Whether you're a first-time buyer, investor, or helping family members find independence this centrally located townhouse offers excellent access to schools, shopping, public transit and all the amenities Red Deer has to offer. Don't miss this opportunity!

Built in 1986

## Essential Information

MLS® #                      A2213377

Price                        \$197,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 887           |
| Acres          | 0.00          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 14, 5806 61 Street |
| Subdivision | Riverside Meadows  |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4N 6H4            |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 2                           |
| Parking        | Assigned, Off Street, Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home                       |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                                      |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None                                       |
| Lot Description   | City Lot, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                            |
| Construction      | Brick, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 1                |
| Zoning         | R3               |
| HOA Fees       | 367              |
| HOA Fees Freq. | MON              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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