

5712 57 Avenue
Red Deer, Alberta

MLS # A2161666



\$299,000

Division:	Riverside Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	831 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Garage Door Opener, Gara		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Interior Lot, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Wood Windows		

Inclusions: 8x10 shed, Fridge, Stove and window coverings in suite

TEXAS-SIZED YARD WITH RV PARKING; ELEGANT APPLE TREES AND MORE!! SO, YOU'RE LOOKING FOR A HOME that's got space, charm, and some extra income potential? Well, let me tell you about 5712-57 Avenue. This place has been loved by its owners for 26 years, and now it's ready for someone new to make it their own. It's got everything you could want—and then some! Let's get into the details: A SUITE DEAL--This 1-bedroom legal suite is perfect if you're thinking about renting it out or keeping it for the family. It's got a fire-approved bedroom window, its own furnace, and a separate electrical meter (so your bills stay yours!). The laminate flooring is in great shape, and the suite comes with its own fridge and stove. It's ready to go, white-glove clean, and just waiting for someone to move in. THAT BIG BACKYARD DREAM -- Do you need space for your RV, boat, or maybe even a small parade? This yard is 66' x 147', fully fenced, and has a big rear gate for easy parking access. Plus, it's got two apple trees, garden space, and a freshly manicured lawn—perfect for those summer BBQs or just kicking back in the sunshine. OH, AND THE SEWER LINES were recently replaced, so you're all set there. GARAGE GOALS -- Got tools? A hobby? Just want a solid place to park? The single garage here has 220 power, it's insulated and drywalled, and even comes with a garage door opener. Whether you're storing stuff or tinkering away, this garage is ready for action. COMFORT MEETS CONVENIENCE -- This house is cozy at 831 sq. ft., but it's packed with updates: newer shingles, furnace, hot water heater, and a sprinkler system in the furnace room. The bathroom got a nice refresh too! Everything has been so well

cared for, it's truly move-in ready. **READY TO MAKE SOME MONEY?** -- Whether you live here or rent it all out, this property's got you covered. **SOUNDS LIKE A GREAT FIT, RIGHT?!** Check out 5712-57 Avenue in person—this one won't last long!