

6206 61 Avenue  
Red Deer, Alberta

MLS # A2172702



**\$399,900**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

**Heating:** Central, Fireplace(s)

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Aluminum Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher Built-in, Washer, Dryer, Garage Door opener and 1 Remote

This Incredible Home has been loved by the current owners for 35 years ~ Home sits on 2 lots a quarter Acre in the City ~ Within walking distance to the Dawe Center~ 2 incredible Schools,~ Walk-in Clinics and shopping near by. There is an open concept bright and spacious living room and dining room with premium laminate flooring. The Kitchen has plenty of cupboards with a new stove and fridge. The kitchen overlooks the sunken Family room, a place to relax and enjoy the warmth of the wood burning fireplace. There are Patio doors leading out to the covered deck for privacy. The main floor has 3 good sized bedrooms and 4 piece main bathroom. The Primary bedroom is spacious with a Bay window overlooking the backyard The basement is fully finished with another Family room , Fireplace and Wet Bar. There is also a hobby /craft area , storage and large Laundry room. Recent upgrades include Newer Hi-Eff Furnace, newer water heater , some newer windows, newer shingles and new eavestroughs 2weeks ago. There is a good sized back yard with a covered deck and an open deck to BBQ with a natural gas available. The Heated Double garage is 24' x 26' with~ 10'6: high Ceilings~ and a concrete pad beside to accommodate up to a 50' RV