

6308 61 Avenue
Red Deer, Alberta

MLS # A2219750



\$395,000

Division:	Highland Green		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Wet Bar		

Inclusions: N/A

Exceptional Value & Cozy, Fully Developed Bi-Level Home! Discover the perfect blend of warmth, functionality, and affordability in this beautifully maintained 5-bedroom, 2-bathroom bi-level home offering over 2,000 sq ft of comfortable living space & ideal for first-time buyers, growing families, or savvy investors! Step inside to a bright and inviting upper level, featuring 3 spacious bedrooms, a full bathroom, and a welcoming living room with large windows and patio doors that flood the space with natural light and open onto a charming front deck & perfect for morning coffee or evening relaxation. The modern kitchen comes fully equipped with matching black appliances (stove, fridge, dishwasher, microwave) and boasts ample cupboard and storage space. Laminate flooring and stylish tile accents run throughout the home & no carpet to worry about! Downstairs, enjoy the comfort of a professionally developed basement (2020) with 2 oversized bedrooms, a second full bath, a large family/rec room, and a quiet laundry area with a newer washer, dryer, and hot water tank. Furnace inspected and new motherboard and blower motor replaced Feb 2025 Outside, a double detached garage offers secure storage and is wired for your projects & a great space for any hobbyist or handyman. Plus, there's plenty of off-street parking, including room for your RV, saving you storage fees year-round! Location is unbeatable & just 2 blocks from the Dawe Centre, with transit, groceries, and pharmacy all within walking distance. Whether you're looking to settle into a home of your own or invest in a rental-ready property, this charming residence offers incredible value and convenience. Don't miss your chance to own this affordable gem & schedule your viewing today!