

**81, 5935 63 Street**  
**Red Deer, Alberta**

**MLS # A2277243**



**\$159,900**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Shingle

**Basement:** Full

**Exterior:** Brick, Other

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 400

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** N/A

Take a look at this affordable townhouse with its own fenced yard! The main floor has a spacious living room, kitchen, dining area, and convenient powder room. The bright living room offers sliding doors leading directly to the backyard. Upstairs you'll find three bedrooms and a full bathroom, including a generously sized primary bedroom. The basement is unfinished which can be used for extra storage or future development. The exterior has also been refreshed by the condo in recent years to include new windows, siding & roof. There is one parking space out front and across the unit there is visitor parking. Pet restrictions: one pet, 14 inches in height, second pet upon board approval. This home is ideally located near the Dawe Rec Centre, schools, Parkland Mall, and more. Condo fees cover Common Area Maintenance, Exterior Insurance, Professional Management, Reserve Fund Contributions, and Snow Removal—making for a worry-free lifestyle!