# \$395,000 - 6308 61 Avenue, Red Deer

MLS® #A2219750

### \$395,000

5 Bedroom, 2.00 Bathroom, 1,092 sqft Residential on 0.15 Acres

Highland Green, Red Deer, Alberta

Exceptional Value â€" 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 â€" 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 â€" 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 â€" 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 â€" 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 â€" 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 â€" schedule your viewing today!



#### **Essential Information**

MLS® # A2219750

Price \$395,000 Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,092

Acres 0.15

Year Built 1973

Type Residential

Sub-Type Detached

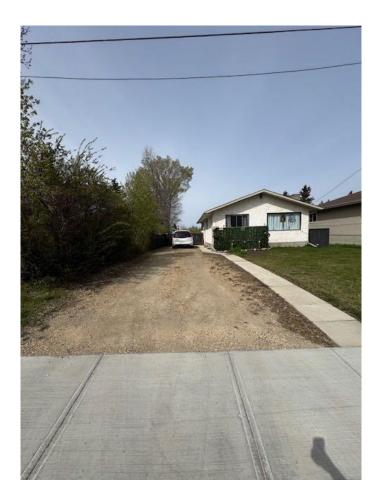
Style Bi-Level

Status Active

# **Community Information**

Address 6308 61 Avenue Subdivision Highland Green

City Red Deer





County Red Deer Province Alberta Postal Code T4N 5R8

#### **Amenities**

Utilities Electricity Available, Natural Gas Available

Parking Spaces 5

Parking Double Garage Detached, Gravel Driveway

# of Garages 2

#### Interior

Interior Features Wet Bar

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony
Lot Description Back Lane

Roof Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 52 Zoning R1

## **Listing Details**

Listing Office CIR Realty

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