

# \$274,900 - 5617 58a Avenue, Red Deer

MLS® #A2220292

**\$274,900**

2 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.16 Acres

Riverside Meadows, Red Deer, Alberta

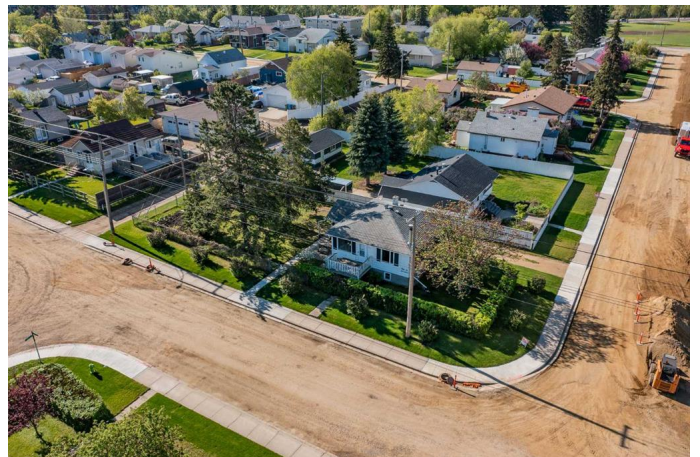
Opportunity knocks! Whether you're a first-time buyer, downsizer, or investor, this charming 2 Bedroom, 2 Bathroom bungalow offers great value on a spacious 6,989 sq.ft. corner lot with tons of potential.

Inside, you'll find a bright, functional layout with ceiling fans throughout for added comfort and energy efficiency. The Living Room features hardwood floors and a wood-burning fireplace with gas start and a river rock surround—a cozy focal point that adds warmth and character to the space. The Kitchen is simple and practical, with plenty of natural light and room to make it your own. The main floor includes a comfortable Primary Bedroom and a full 4 Piece Bathroom.

The fully finished lower level expands your options with a large Rec Room complete with a wet bar, a second Bedroom, and a 3 Piece Bathroom—perfect for guests, roommates, or extended family.

Out back, the yard is full of life with mountain ash and cherry trees, raspberry bushes, strawberries, Saskatoon berries, and a composting area for garden enthusiasts. A large shed/workshop with power provides plenty of space for tools, hobbies, or extra storage.

Located close to schools, shopping, amenities, and with quick access to Taylor Drive, this



home is a smart investment with space to grow and make it your own.

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220292    |
| Price          | \$274,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 884         |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5617 58a Avenue   |
| Subdivision | Riverside Meadows |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4V 4V5           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Bar, See Remarks                     |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Wood Burning, Gas Starter            |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Siding                          |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 11             |
| Zoning         | R1             |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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