

# \$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	10
Zoning	R1

### Listing Details

Listing Office	RE/MAX real estate central alberta
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