

# \$249,900 - 6007 59 Street, Red Deer

MLS® #A2221749

## \$249,900

3 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.10 Acres

Riverside Meadows, Red Deer, Alberta

Cash Flow Positive Income Property! Legally Suited 1/2 Duplex . There is a great legal suite in the basement with a full kitchen and a brand new detached garage built in 2023 in the back.

Property is rented for \$895.00 for main floor plus \$850 for basement Tenant's pay all utilities. Property was last renovated 12 years.

With some work to the upstairs, it could be rented for \$1100/month making the cash flow over \$600/month...

Built in 1973

## Essential Information

MLS® #	A2221749
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

## Community Information

Address	6007 59 Street
Subdivision	Riverside Meadows



City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 5L1

### Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

### Exterior

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	59
Zoning	R2

### Listing Details

Listing Office	Realty Executives Alberta Elite
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