

# **\$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 – 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 – 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 – 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 – 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, thereâ€™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.

Donâ€™t miss your chance to own this affordable gem â€” schedule your viewing today!

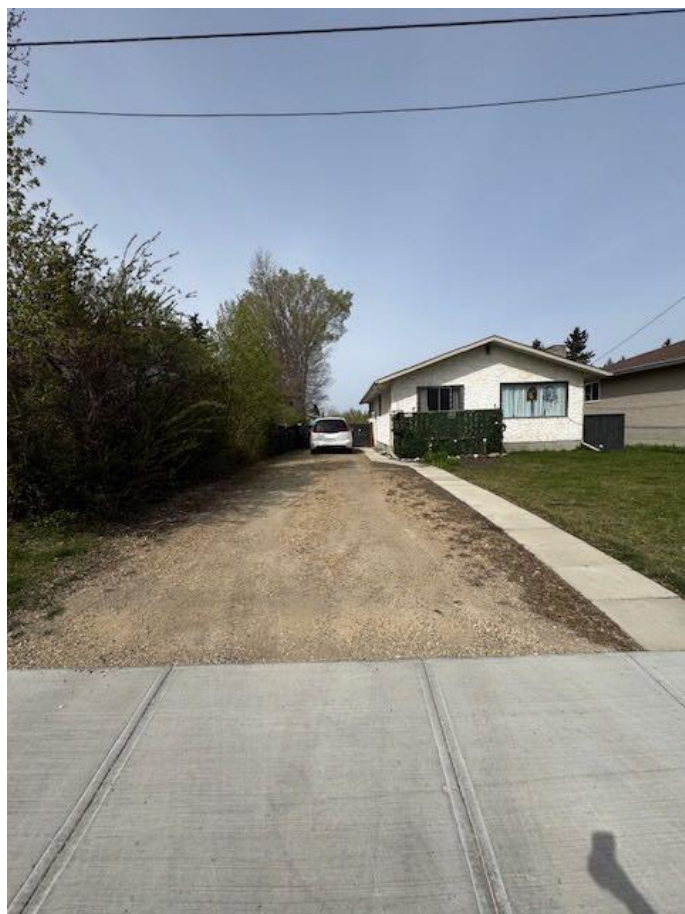
Built in 1973

### 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	10
Zoning	R1

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.