

# \$239,900 - 403, 4512 52 Avenue, Red Deer

MLS® #A2231219

**\$239,900**

1 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

Welcome to Sierras of Taylor Drive â€” one of Red Deerâ€™s most desirable adult(55+) living communities. This immaculate, sun-filled suite offers comfort, space, and convenience in a beautifully maintained building just moments from downtown. \*All utilities included in condo fees.(gas , power, cable, internet, water/sewer/garbage)\* Step into a bright and inviting living room featuring expansive windows and a cozy gas fireplace. The oversized kitchen is perfect for the home chef, offering generous counter space and ample cabinetry. Relax in your charming 3-season sunroom â€” the perfect spot for morning coffee or quiet evenings. Additional features include air conditioning, a underground parking stall with secure storage. Sierras of Taylor Drive is known for its extensive list of amenities: \* Indoor swimming pool, hot tub & sauna \* Fitness center & exercise room \* Library \* Games room \* Woodworking shop \* Car wash bay \* Outdoor patio. Enjoy an active, community-oriented lifestyle with shopping, dining, and medical services all within walking distance. Whether you're downsizing or embracing a maintenance-free lifestyle, this suite offers the perfect blend of comfort, convenience, and community. A true pleasure to show with very friendly neighbors. One of the most inviting communities I have had luxury to deal with.

Built in 2001



## Essential Information

MLS® #	A2231219
Price	\$239,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	403, 4512 52 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B9

## Amenities

Amenities	Car Wash, Elevator(s), Park, Recreation Facilities, Secured Parking, Snow Removal, Visitor Parking, Fitness Center, Indoor Pool, Party Room, Recreation Room, Spa/Hot Tub, Storage, Workshop
Parking Spaces	1
Parking	Underground, Parkade, Stall

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

**Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Stucco

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	82
Zoning	DC(9)

**Listing Details**

Listing Office	2 Percent Realty Advantage
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