

# \$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), Fitness Center, Park, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Indoor Pool, Spa/Hot Tub, Storage, Workshop
Parking Spaces	1
Parking	Parkade, Stall, Underground

## 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	74
Zoning	DC(9)

**Listing Details**

Listing Office	2 Percent Realty Advantage
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.