

# \$220,000 - 130, 4512 52 Avenue, Red Deer

MLS® #A2234062

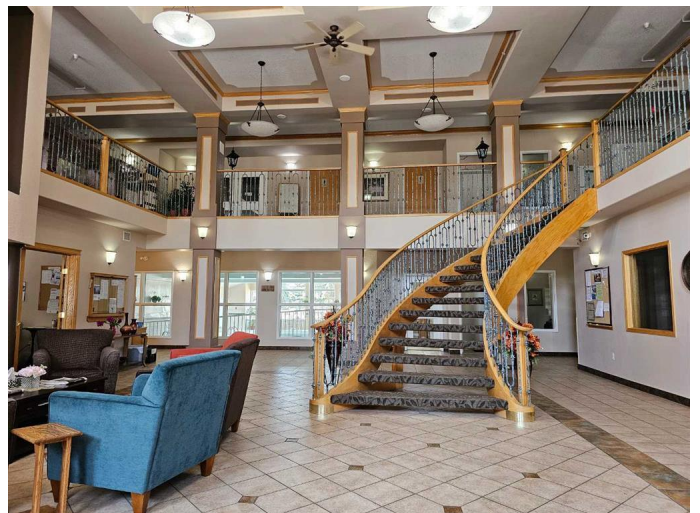
**\$220,000**

1 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

Welcome to the Sierras of Taylor Drive Carefree Adult Living in One of Red Deer's Most Sought-After 55+ Communities. This bright, impeccably maintained suite offers a rare combination of space, comfort, and community, all just minutes from downtown Red Deer. Located in a beautifully kept complex, this home features all utilities included in the condo fees – covering gas, electricity, cable, internet, water, sewer, and garbage – for truly stress-free living. Step into the spacious, sun-filled living room, highlighted by large windows and a cozy gas fireplace. The oversized kitchen is a dream for any home cook, with an abundance of cabinets and generous counter space. Enjoy morning coffee or evening relaxation in your private 3-season sunroom – a peaceful extension of your living space. Additional highlights include: \*Air conditioning \*Heated underground parking with secure storage locker \*Friendly, well-maintained community atmosphere. Unmatched Amenities Include: \*Indoor pool, hot tub, and sauna \*Well-equipped fitness center \*Library & games room \*Fully outfitted woodworking shop \*Car wash bay & outdoor patio space \*Welcoming social areas and organized activities. Live just steps away from shopping, dining, medical services, and walking paths. Whether you're looking to downsize or enjoy a low-maintenance lifestyle, this exceptional suite offers everything you need to live comfortably and actively. A true gem in a



vibrant, welcoming community – come see why the Sierras of Taylor Drive is such a special place to call home.

Built in 2001

**Essential Information**

MLS® #	A2234062
Price	\$220,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	130, 4512 52 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B9

**Amenities**

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

**Interior**

Interior Features	Elevator, Storage
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Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Courtyard, Lighting, Storage
Construction	Stucco

## Additional Information

Date Listed	June 25th, 2025
Days on Market	77
Zoning	DC(9)

## Listing Details

Listing Office	2 Percent Realty Advantage
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