

# \$399,900 - 204, 6118 53 Avenue, Red Deer

MLS® #A2247073

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,330 sqft

Residential on 0.03 Acres

Highland Green Estates, Red Deer, Alberta

World's largest DECK! (it's possible!)... One you have got to see. If you're transitioning to apartment life or looking for space, this Montfort Heights upscale Adult lifestyle home offers all you need. The massive deck wraps around the west and north sides of the building offering you 360 degree views and sunshine. Inside, this home has been meticulously maintained and updated. Giant kitchen with newer stainless appliances and lots of work area and storage space, also has garden door to deck. Elegant dining area has gas fireplace for romantic ambience. Living room has garden door to covered outside deck area... which the sellers use most of the year. Two bedrooms, the primary is gigantic and has walk in closet and three piece ensuite with newer tiled shower while the other is currently doubling as a work space and guest room. Massive tandem garage offers storage space, work space and parking for 2 vehicles. This is a well managed condo building with a friendly and welcoming culture. Garage for this unit is directly below so its like going to the basement to get to the parking garage.

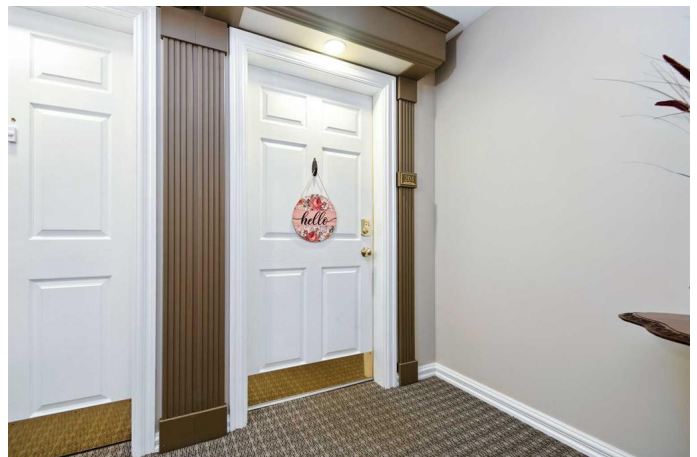
Built in 1997

## Essential Information

MLS® # A2247073

Price \$399,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,330             |
| Acres          | 0.03              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 204, 6118 53 Avenue    |
| Subdivision | Highland Green Estates |
| City        | Red Deer               |
| County      | Red Deer               |
| Province    | Alberta                |
| Postal Code | T4N 6P7                |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Parking, Visitor Parking, Elevator(s), Fitness Center, Garbage Chute, Guest Suite |
| Parking Spaces | 2                                                                                 |
| Parking        | Double Garage Attached                                                            |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                             |
| # of Stories      | 4                                                                                                                                                               |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, BBQ gas line              |
| Roof              | Fiberglass                         |
| Construction      | Vinyl Siding, Wood Frame, Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 46               |
| Zoning         | R-H              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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