

403, 4512 52 Avenue  
Red Deer, Alberta

MLS # A2231219



## \$239,900

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 556
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC(9)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** dishwasher, microwave hood fan, refrigerator, stove, window coverings, garage door opener, washer, dryer

Welcome to Sierras of Taylor Drive — one of Red Deer'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 — 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.