

436, 4512 52 Avenue  
Red Deer, Alberta

MLS # A2239874



# \$269,900

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	716 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Parkade, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC(9)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave

Welcome to the Sierra's where it's not just a living but a lifestyle. Enjoy comfort, community and convenience in this beautifully maintained adult-living residence designed with your lifestyle in mind. Whether your downsizing, wanting a seasonal property, investment opportunity or independent living this is the perfect place to call home. The stunning front lobby greets you with a grand staircase, soaring ceilings, warm fireplace and welcoming seating area. Take the elevator to the top floor and find your own piece of elegance. Completely remodeled the only thing left for you to do is unpack. All newer laminate flooring runs the entire main areas making for ease of maintenance and durability. An updated paint color throughout gives it a fresh modern look plus all the casings and trim work have been replaced. The kitchen is sure to impress with the new Quartz counter tops, refaced cabinets with all new hardware, all upgraded stainless steel appliances plus a convenient pantry cupboard with roll outs. Large dining space is open to the bright living area which also offers a soothing corner gas fireplace. The spacious Primary bedroom boasts an excellent size for furnishings plus two newer frosted glass sliding closet doors. The exceptional main bath has all been updated with quartz counter, new mirror, light and fixture. Even the laundry room is consistent with the upgrades offering a newer stacker washer/dryer, additional cupboard for storage plus even a Quartz counter for folding. Sit and enjoy the sunsets on the elevated west facing balcony which captures an amazing view of the up and coming Capstone development. Unit comes with a secured heating underground stall with an assigned storage room as well right in front of it. This hugely active building offers something of a lifestyle for everyone to enjoy. The indoor pool/hot tub area even offers an exercise room and stand

up sauna for fitness and wellness space. There is a peaceful library for reading and reflection. Meeting rooms, massive social room with even a kitchen space ideal for building events and activities. Billiard tables in the games lounge area perfect for friendly competition and socializing. An incredible wood shop in the building for hobbyists and DIY enthusiasts. Plus there is even a car wash bay to keep the vehicle clean all year round. A huge outdoor courtyard is offered which is completely private and offers plenty of outdoor seating as well as a BBQ grill area. Outside the building the location is so convenient with immediate amenities all within walking distance. Grocery stores, dining, entertainment, markets plus even medical are all within the area.