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208, 6118 53 Avenue Red Deer, Alberta

MLS # A2261332



\$299,900

Division: Highland Green Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 842 sq.ft. Age: 1999 (26 yrs old) **Beds:** Baths: Garage: Insulated, Off Street, Single Garage Detached, Titled Lot Size: Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Linoleum, Vinyl Plank Roof: Condo Fee: \$ 471 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Vinyl Siding R3 Foundation: **Poured Concrete Utilities:**

Features: Closet Organizers, Walk-In Closet(s)

Inclusions: none

Beautifully maintained 2 bedroom, 2 bathroom condo in the desirable 55+ Montfort Heights building. This second-floor unit features an open-concept layout, a cozy fireplace, in-suite laundry, and a spacious kitchen. The primary bedroom includes a walk-in closet and 3-piece ensuite, while the second bedroom offers its own walk-in closet and large window—ideal as a guest room or home office. Enjoy over 400 sq ft of private outdoor space on the expansive balcony, perfect for relaxing or entertaining. This unit also comes with a separately titled detached garage, offering secure parking and storage. Residents enjoy access to excellent amenities including a gym, party room, and rentable guest suite. Centrally located near shopping, walking trails, restaurants, and public transit. Condo living with space, comfort, and convenience—don't miss out!