

314, 5326 47 Avenue  
Red Deer, Alberta

MLS # A2270574



**\$224,900**

**Division:** Downtown Red Deer

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 1,060 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Off Street, Parkade, Underground

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 786

**Basement:** -

**LLD:** -

**Exterior:** Stucco

**Zoning:** R2

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), Jetted Tub, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Spacious and bright end-unit condo offering two balconies, two bedrooms, two bathrooms, and two secured underground parking stalls. Larger than most suites in the building, this corner unit enjoys exceptional natural light thanks to its desirable south- and east-facing exposure. The oversized primary bedroom is a standout, featuring triple patio doors to a private sundeck, a generous walk-in closet, and a 4-piece ensuite complete with a jetted tub and separate shower. The second bedroom is bright, inviting, and has been tastefully updated. The functional kitchen offers ample white cabinetry and extra storage, while the spacious living room—anchored by a cozy gas fireplace—provides a warm, welcoming place to unwind. Recent upgrades include new paint, vinyl plank flooring, updated baseboards, modern light fixtures, and newer appliances. Additional conveniences include in-suite laundry, a storage space, and elevator access. Ideally located within walking distance of restaurants, coffee shops, and numerous amenities, this home also offers easy access to Red Deer's extensive trail system. Set in a quiet, well-maintained 30+ adult building (no children permitted), this condo provides comfort, convenience, and low-maintenance living in an excellent location.