

208, 6118 53 Avenue  
Red Deer, Alberta

MLS # A2282771



# \$285,000

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Insulated, Off Street, Single Garage Detached, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to easy, comfortable living at Montfort Heights, a well-managed 55+ community in a central and convenient location. This thoughtfully cared-for second-floor condo offers two bedrooms and two bathrooms in a bright, open layout designed for everyday comfort. The living space features a cozy fireplace and flows seamlessly into the spacious kitchen, while in-suite laundry adds everyday practicality. The primary bedroom includes a walk-in closet and a private 3-piece ensuite. A second bedroom with its own walk-in closet and large window works perfectly as a guest room, hobby space, or home office. Step outside to an exceptionally large private balcony—over 400 sq ft—ideal for morning coffee, container gardening, or hosting family and friends. A separately titled detached garage provides secure parking and valuable extra storage. Residents of Montfort Heights enjoy access to a fitness room, party room, and a rentable guest suite for visitors. Located close to shopping, walking trails, restaurants, and public transit, this is a wonderful opportunity to enjoy low-maintenance condo living without sacrificing space or convenience.