

\$239,900 - 403, 4512 52 Avenue, Red Deer

MLS® #A2231219

\$239,900

1 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

Welcome to Sierras of Taylor Drive â€” one of Red Deerâ€™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 â€” 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.

Built in 2001



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2231219 |
| Price | \$239,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 694 |
| Acres | 0.02 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 403, 4512 52 Avenue |
| Subdivision | Downtown Red Deer |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4N 7B9 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Elevator(s), Fitness Center, Park, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Indoor Pool, Spa/Hot Tub, Storage, Workshop |
| Parking Spaces | 1 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Baseboard, Hot Water |
| Cooling | Central Air, Sep. HVAC Units |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Stucco |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 49 |
| Zoning | DC(9) |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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