

\$230,000 - 130, 4512 52 Avenue, Red Deer

MLS® #A2234062

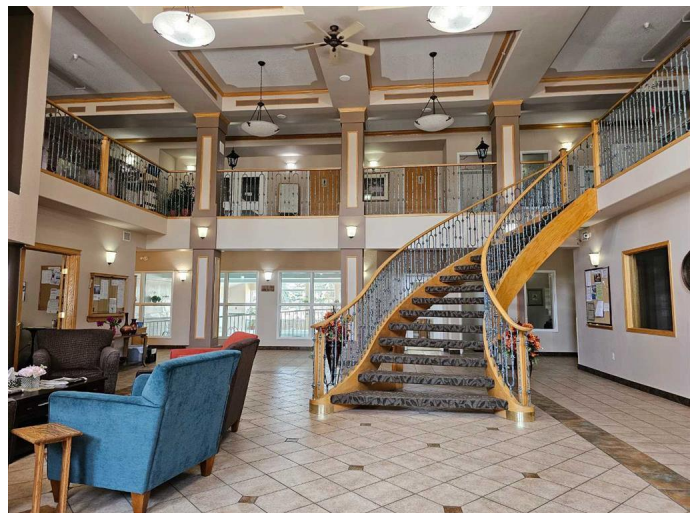
\$230,000

1 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

Welcome to the Sierras of Taylor Drive Carefree Adult Living in One of Red Deer's Most Sought-After 55+ Communities. This bright, impeccably maintained suite offers a rare combination of space, comfort, and community, all just minutes from downtown Red Deer. Located in a beautifully kept complex, this home features all utilities included in the condo fees "covering gas, electricity, cable, internet, water, sewer, and garbage" for truly stress-free living. Step into the spacious, sun-filled living room, highlighted by large windows and a cozy gas fireplace. The oversized kitchen is a dream for any home cook, with an abundance of cabinets and generous counter space. Enjoy morning coffee or evening relaxation in your private 3-season sunroom "a peaceful extension of your living space. Additional highlights include: *Air conditioning *Heated underground parking with secure storage locker *Friendly, well-maintained community atmosphere. Unmatched Amenities Include: *Indoor pool, hot tub, and sauna *Well-equipped fitness center *Library & games room *Fully outfitted woodworking shop *Car wash bay & outdoor patio space *Welcoming social areas and organized activities. Live just steps away from shopping, dining, medical services, and walking paths. Whether you're looking to downsize or enjoy a low-maintenance lifestyle, this exceptional suite offers everything you need to live comfortably and actively. A true gem in a



vibrant, welcoming community – come see why the Sierras of Taylor Drive is such a special place to call home.

Built in 2001

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2234062 |
| Price | \$230,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 840 |
| Acres | 0.02 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 130, 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, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1 |
| Parking | Parkade |
| # of Garages | 1 |

Interior

| | |
|-------------------|-------------------|
| Interior Features | Elevator, Storage |
|-------------------|-------------------|

| | |
|-----------------|--|
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Courtyard, Lighting, Storage |
| Construction | Stucco |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 25th, 2025 |
| Days on Market | 17 |
| Zoning | DC(9) |

Listing Details

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

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