

# \$220,000 - 130, 4512 52 Avenue, Red Deer

MLS® #A2234062

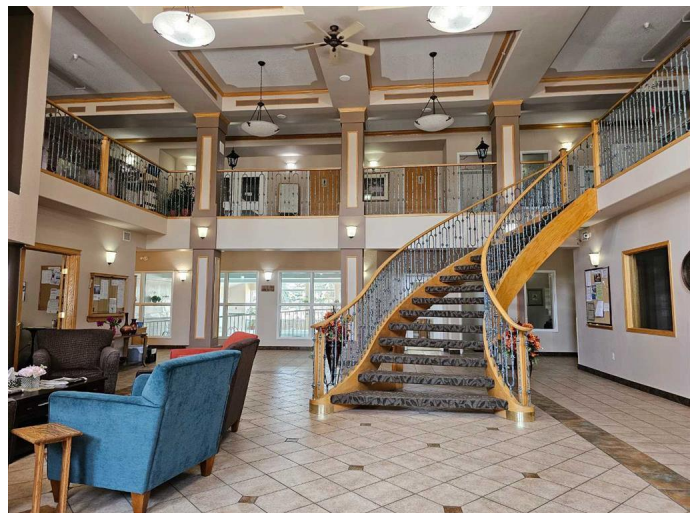
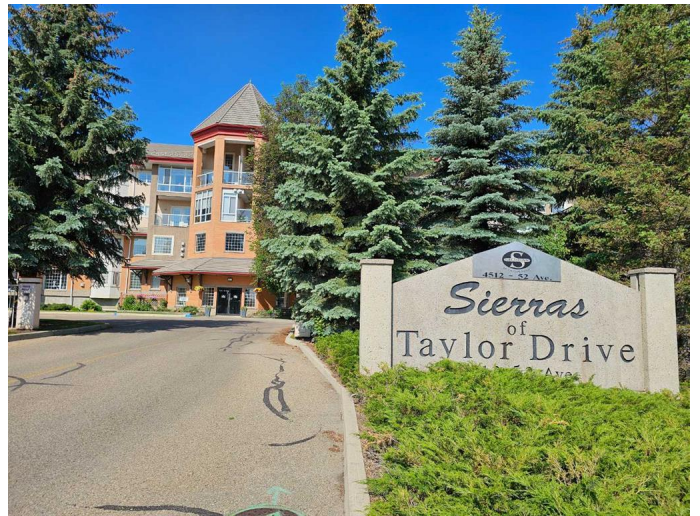
## \$220,000

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          | \$220,000         |
| 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, Visitor Parking, Workshop, Trash |
| Parking Spaces | 1                                                                                                                                                                            |
| Parking        | Parkade                                                                                                                                                                      |
| # of Garages   | 1                                                                                                                                                                            |

**Interior**

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

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked |
| 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 | 81              |
| Zoning         | DC(9)           |

## Listing Details

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

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