

# \$298,000 - 407, 4512 52 Avenue, Red Deer

MLS® #A2205210

## \$298,000

1 Bedroom, 2.00 Bathroom, 785 sqft  
Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

TOP FLOOR 1 BED, 2 BATH CONDO ~ LOW MAINTENANCE LIVING ~ ENCLOSED SUNROOM WITH CITY VIEWS ~ Grand foyer welcomes you to this well cared for adult condo offering a low maintenance lifestyle, awesome building amenities, and a convenient location ~ Spacious unit entry leads to the open concept living space with high ceilings and laminate flooring ~ The kitchen offers a functional layout with plenty of white cabinets, ample counter space including a raised eating bar, full tile backsplash, stainless steel appliances, and opens to the dining space ~ The living room features large south facing bay windows with views of downtown, has a cozy fireplace with a niche above and a garden door leading to the fully enclosed balcony with more great views ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture and has an oversized walk in closet with built in organizers ~ 4 piece main bathroom has an oversized vanity and a linen closet for storage ~ Laundry room has built in shelving and a 2 piece bathroom ~ New paint throughout along with newer appliances ~ Unit is located close to the garbage chute and elevator/stairs to the parking garage ~ This impressive building is fully wheel chair accessible and offers tons of amenities including; Heated indoor swimming pool, hot tub, multiple snooker and pool tables, craft room, TV room, library, sauna, gym, party room with kitchenette, work shop, indoor car wash, guest suite available for rent and weekly



activities and events throughout the year ~ Includes one underground parking stall (just across from the elevators) with a storage unit, additional above ground parking stall available to rent plus ample visitor parking ~ Condo fee is \$588.91/month and includes; heat, water, power, internet, landline with long distance calling, cable, garbage, interior and exterior maintenance, residential office manager and reserve fund contributions ~ Centrally located with easy access to walking trails, parks, shopping, dining and medical facilities.

Built in 2001

### **Essential Information**

MLS® #	A2205210
Price	\$298,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	785
Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	407, 4512 52 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B9

### **Amenities**

Amenities Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Party Room,

	Recreation Facilities, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Workshop, Garbage Chute
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	1
Parking	Additional Parking, Assigned, Guest, Heated Garage, See Remarks, Stall, Underground, Workshop in Garage, Secured
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, See Remarks
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard, Storage
Lot Description	Landscaped, Low Maintenance Landscape, Many Trees, Views
Roof	Asphalt Shingle, Fiberglass
Construction	Stucco

### Additional Information

Date Listed	March 25th, 2025
Days on Market	8
Zoning	DC(9)

### Listing Details

Listing Office	Lime Green Realty Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.