



GRASSROOTS
REALTY GROUP

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211, 6118 53 Avenue
Red Deer, Alberta

MLS # A2314916



\$349,900

Division:	Highland Green Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,203 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Siding

Foundation: -

Features: Central Vacuum, Recreation Facilities, Storage

Water: -

Sewer: -

Condo Fee: \$ 675

LLD: -

Zoning: R-H

Utilities: -

Inclusions: Refrigerator, Stove, Microwave, Dishwasher-As Is, Window Coverings, Washer, Dryer, Central Vacuum & Attachments, 2 Fobs, 2 Garage Door Openers

Enjoy care-free living from this 2nd-floor contemporary adult executive condo, ideally located just steps from scenic walking trails and a large park/green space, with multiple shopping plazas and everyday amenities all within walking distance. This bright and open unit offers a spacious, open-concept layout featuring a large kitchen with an abundance of white cabinetry, seamlessly flowing into the living area. Expansive windows flood the space with natural light while showcasing city views, and new flooring adds a fresh, modern touch throughout. The inviting living room is anchored by a cozy gas fireplace, and sliding garden doors lead to a large south-facing deck complete with a barbecue gas hook-up—perfect for relaxing or entertaining. Comfort is enhanced with central air conditioning and a built-in vacuum system, while the building is well maintained with a new elevator (2025) and professional management. Residents also enjoy access to a common room and a guest accommodation suite available on the 4th floor, ideal for hosting friends and family. Condo fees include common area maintenance, gas, heat, insurance, grounds maintenance, reserve fund contributions, sewer, snow removal, trash, and water. Additional highlights include a single attached titled parking stall—arguably the best in the building—conveniently located right by the front entry doors, along with access to RV parking. This property offers an ideal blend of comfort, convenience, and low-maintenance living.