



GRASSROOTS
REALTY GROUP

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109, 5213 61 Street
Red Deer, Alberta

MLS # A2317411



\$450,000

Division:	Highland Green Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,163 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Stucco

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 562

LLD: -

Zoning: DC(22)

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Inclusions: fridge, stove, BI dishwasher, BI microwave range hood, washer, dryer

WELCOME to the Views St.Joseph. If you've been THINKING OF DOWN SIZING this MAIN Floor SOUTH FACING CONDO is ready for you to LIVE THE LIFESTYLE you deserve. SOAK UP the Sun & enjoy the VIEW of the well maintained property. Beautiful layout WITH 9 FOOT ceilings THROUGHOUT. The kitchen and living room is BRIGHT with lots of NATURAL light leading to a SPACIOUS private PATIO (with BBQ gas line). The kitchen has GRANITE countertops, LARGE ISLAND and a corner PANTRY with NEWER appliances. This STUNNING UNIT has a large PRIMARY bedroom with a BAY window, GORGEOUS walk in closet and CUSTOM tub & separate SHOWER in the ensuite. The SECOND bedroom is a GENEROUS size room as well on the opposite side. Across the hall is the LAUNDRY/ STORAGE ROOM. Just next to the second bedroom is a 4pc BATHROOM for your guest. This unit comes with two underground HEATED PARKING STALLS (with remotes) FOR YOUR COMFORT. SECURED STORAGE ROOM in the garage as well. BRAND NEW AIR CONDITIONING INSTALLED in 2025 to keep you cool on the HOT SUMMER days! BRAND NEW CENTRAL VAC & attachments also in 2025. 2 zoned IN-FLOOR HEAT (one zone for bedrooms & one zone for the living/ kitchen area) TO KEEP YOU WARM IN THE WINTER. What a opportunity TO CALL THIS PLACE HOME. Very welcoming FOYER with a WATER feature and SECURE 6' FENCE surrounds the property. LOTS OF MATURE SHURBS & LANDSCAPING to enjoy a evening walk. AMENTIES include multi purpose/ party room for family gatherings, exercise room, guest suite and activity area on each floor. IT JUST DON'T GET MUCH BETTER THAN THIS. CLOSE TO SHOPPING, BIKE TRAILS & EASY ACCESS TO HIGHWAY 2.

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