



GRASSROOTS
REALTY GROUP

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318, 5300 48 Street
Red Deer, Alberta

MLS # A2317490



\$314,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,123 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Hardwood, Linoleum

Roof: -

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: \$ 662

LLD: -

Zoning: DC(6)

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings (including Rods & curtains), Washer & Dryer

Welcome to luxury adult living at its finest! This beautifully maintained condo offers the perfect blend of comfort, convenience, and community within one of Red Deer's most sought-after adult living complexes complete with central airconditioning. From the moment you enter the impressive grand lobby, you'll be greeted by soaring ceilings, a stunning fireplace, elegant staircase, and a welcoming atmosphere that instantly feels like home. Designed for easy living, this spacious open-concept floor plan features upgraded hardwood flooring throughout the main living areas, creating a warm and inviting space for everyday enjoyment. The bright living room is highlighted by a cozy gas fireplace and large west-facing windows that fill the home with natural light and offer beautiful evening sunsets from your private covered balcony complete with a gasline for easy bbq cooking. The well-appointed kitchen is sure to impress with rich dark cabinetry, granite countertops, stainless steel appliances, abundant cupboard and drawer space, and a large corner pantry to keep everything organized. The spacious primary bedroom offers plenty of room to relax and features dual closets along with a private 3-piece ensuite complete with a full-size walk-in shower. A comfortable second bedroom provides the perfect space for visiting family and friends. You'll also appreciate the dedicated laundry room featuring side-by-side washer and dryer, extra storage cabinets, and space for a freezer. A full 4-piece main bathroom completes this thoughtfully designed unit. Enjoy year-round comfort with your heated underground parking stall, which also includes a secure enclosed storage locker for seasonal items and extra belongings. The Sierras of Heritage Village offers an exceptional collection of amenities designed to support an active and social lifestyle. Residents enjoy access to a heated

indoor swimming pool, hot tub, fitness center, and craft room. The second level features a social lounge, games room with billiards tables, party room, full kitchen, and dance floor for community gatherings and events. The third floor includes a library and media room perfect for movie nights, while the fourth level offers two rooftop terraces complete with BBQs and comfortable patio seating. For visiting guests, two guest suites are available to rent separately. Ideally situated close to grocery stores, medical services, pharmacies, dental offices, restaurants, and entertainment, this prime location also places you directly across from the exciting Capstone development—Red Deer’s rapidly growing riverfront district and future hub for shopping, dining, recreation, and community events. If you've been searching for a vibrant, maintenance-free lifestyle without sacrificing comfort or amenities, this exceptional condo is the perfect place to call home.