



GRASSROOTS
REALTY GROUP

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407, 4901 46 Street
Red Deer, Alberta

MLS # A2328541



\$199,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	999 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Carpet, Hardwood

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Elevator, Granite Counters, High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 535

LLD: -

Zoning: C-1

Utilities: -

Inclusions: none

Welcome to this beautiful 2-bedroom, 1-bath top-floor corner unit offering quiet, executive-style living above a professional office complex in the heart of downtown Red Deer. If you're looking for a peaceful condo where you won't hear your neighbours, this is the one. The high ceilings allow the sunlight to pour through the living room and both bedrooms, creating a warm, inviting space filled with natural light. The separated bedroom layout provides excellent privacy for roommates, guests, or a home office. Both bedrooms are impressively large for condo living—the primary easily accommodates a king bed with room to spare. The unit features hardwood flooring, rich chocolate brown cabinetry, and granite countertops in both the kitchen and bathroom. An oversized front entry closet offers abundant storage, and the convenience of one heated underground parking stall adds comfort year-round. This building received a brand-new exterior and roof in early 2026, giving it a fresh, modern look and long-term peace of mind. There is AC in the hallways but not in the unit. Some new paint in the unit and fibre optics upgrade now in the building. Residents enjoy two elevators, secure access, and a pet-friendly policy allowing one dog or two cats. Living downtown means everything is at your doorstep—FreshCo, the public library, the rec centre, and beautiful walking paths are all just minutes away. You're a short stroll to Red Deer's vibrant core with its restaurants, cafés, shops, fitness studios, and professional services, plus only a 7-minute drive to Red Deer Polytechnic. Downtown Red Deer offers an energetic, walkable lifestyle with year-round events, easy transit access, and quick connections to parks, trails, and the river valley. An excellent fit for young professionals, retirees, or anyone seeking convenience, comfort, and modern urban

living in one of Red Deer’s most connected locations.