



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

409, 6118 53 Avenue
Red Deer, Alberta

MLS # A2330421



\$324,900

Division:	Highland Green Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,045 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-H
Foundation:	-	Utilities:	Cable Connected, Electricity Connected
Features:	High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS

TOP FLOOR 2 LEVEL CONDO ~ 2 BEDROOMS + DEN, 2 BATHS ~ TITLED DETACHED GARAGE ~ MONTFORT HEIGHTS CONDO - RECENT UPGRADES & RENOVATIONS ~ Spacious tile foyer with a mirrored closet welcomes you to this well cared for unit ~ Open concept layout complemented by high ceilings and floor to ceiling windows that allow for plenty of natural light to fill the space ~ The kitchen offers ample cabinet and counter space, has an upgraded stainless steel stove and a full tile backsplash ~ The living room has space for a dining set, features a cozy fireplace and has sliding patio doors to the deck with duradek finish and a BBQ gas line ~ Den/flex space just off the living room ~ Main floor bedroom is a generous size, has a walk-in closet, and a cheater door to the 4 piece main bathroom ~ Laundry is located in it's own room and has built in shelving for storage ~ The huge primary bedroom is located on the upper level and offers plenty of space for a king size bed and furniture, tons of natural light from a skylight and oversized window that overlooks the main floor, plus a generous size walk-in closet, and a 4 piece ensuite with a jetted tub ~ Titled parking: 21'x12' detached garage is insulated, has workbench, and shelving for storage, ample visitor parking ~ Recent building updates include; exterior cladding and shingles on north side (2016), shingles on the garage (2019), exterior cladding and shingles on south side, common area flooring replaced, common area walls, doors, and trim painted, common area trim and lighting replaced (2020), building envelope (2022-2023), garage cladding and garage overhead doors replaced (2023), new elevator (2025) ~ Building amenities include; games room, party room with kitchen, bathroom and a library, fitness room, guest suite available for rent, garbage chute, gazebo

~ Monthly condo fees are \$476.15 and include; Common area maintenance, gas, heat, insurance, maintenance grounds, professional management, reserve fund contributions, sewer, snow removal, trash and water ~ Located steps to walking trails and a large park/green space with multiple shopping plazas with all amenities within walking distance ~ IMMEDIATE POSSESSION AND MOVE IN READY!