



GRASSROOTS
REALTY GROUP

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202, 4512 52 Avenue
Red Deer, Alberta

MLS # A2336146



\$209,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Door Opener, Garage Faces Side, Heated Garage, Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	DC(9)
Foundation:	-	Utilities:	Cable, Natural Gas Paid, Electricity Paid For, Fiber Op
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage		
Inclusions:	N/A		

\$23K ON UPGRADES incl/NEW HUNTER DOUGLAS BLINDS in Living Room + Bedroom!!! WELCOME to this UPDATED 55+ CONDO in the sought-after SIERRAS OF TAYLOR DRIVE, where COMFORT meets an INCREDIBLE AMENITY-RICH LIFESTYLE. Offering 773.64 Sq Ft + 110.17 Sq Ft GLASS-ENCLOSED SUNROOM = 883.81 Sq Ft of living space, this WEST-FACING HOME has 1 BEDROOM, 1 BATHROOM, CENTRAL A/C, HEATED UNDERGROUND PARKING + a private STORAGE LOCKER. It has been refreshed w/NEW PAINT THROUGHOUT, NEW QUARTZ COUNTERTOPS, NEW KITCHEN APPLIANCES + NEW MODERN LIGHTING—giving you a move-in-ready space in a building designed for easy, social + low-maintenance living. A roomy Foyer with a LARGE closet opens into the BRIGHT, FUNCTIONAL Kitchen. OAK Cabinetry is complemented by the NEW QUARTZ COUNTERS, NEW APPLIANCES, updated Lighting, Pantry Storage + plenty of prep space, making everyday meals EFFORTLESS. The OPEN layout keeps the Kitchen connected to the GENEROUS LIVING + DINING area, creating an INVITING place to host FAMILY + FRIENDS, card nights, dinner or simply settle in at the end of the day. The SPACIOUS LIVING + DINING area is filled w/natural light + anchored by a GAS FIREPLACE, including an oak mantle, adding WARMTH + CHARACTER throughout the seasons. From here, step into the SUNROOM—an exceptional extension of the living space for enjoying morning coffee, read a book or take in the WEST-FACING exposure in COMFORT. The PRIMARY BEDROOM offers a PEACEFUL retreat w/closet organizers + convenient access to the nearby 4 pc bathroom, complete w/a SOAKING TUB + refreshed Quartz vanity. A dedicated MAIN-FLOOR LAUNDRY ROOM includes a stacked

washer/dryer adds VALUABLE STORAGE + keeps everything you need on one level. Your ASSIGNED HEATED UNDERGROUND PARKING stall means no scraping windshields on cold Alberta mornings, while the separate STORAGE LOCKER provides additional room for seasonal items. But what truly sets this property apart is the lifestyle beyond your front door. SIERRAS OF TAYLOR DRIVE delivers an outstanding collection of amenities designed to make home feel like a resort. Swim year-round in the HEATED INDOOR POOL, unwind in the HOT TUB or SAUNA, stay active in the FITNESS CENTRE, spend an afternoon in the WORKSHOP or gather w/neighbours in the PARTY + RECREATION ROOMS. The building's common areas + landscaped courtyard create even more places to connect, relax + enjoy the community, whether you're entertaining guests or meeting friends close to home. There is also a CAR WASH, GAZEBO, COURTYARD, VISITOR PARKING, secured parking + 3 ELEVATORS for everyday convenience. Condo fees include ELECTRICITY, GAS, HEAT, WATER, SEWER, INTERNET, CABLE + TV, Parking = GREAT VALUE to simplify monthly living!!! There are 6 virtual staging photos in this listing. DOWNTOWN RED DEER near PARKS, SHOPPING + WALKING/BIKE PATHS; this is an opportunity to enjoy independence, convenience + an active community without the upkeep of a traditional home. This HOME is packed w/amenities, BOOK a showing TODAY!!!