



GRASSROOTS
REALTY GROUP

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422, 4512 52 Avenue
Red Deer, Alberta

MLS # A2336932



\$279,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Guest, Heated Garage, Off Street, Parkade, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 782
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC(9)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer & dryer(as is).

A top floor condo with new vinyl plank flooring, an ensuite, a sunroom & 2 underground parking stalls(1 titled, 1 assigned) in desirable age restricted 55+ Sierras of Taylor. The front entryway greets you with tile flooring to the open style floorplan. Oak kitchen cabinets are complemented by pot/pan drawers, full tile backsplash and a pantry. The eating area adjoins the living room that is flooded with natural light through the bayed window and is warmed by a gas fireplace. There is a patio door out to the sunroom with a view to the east. The primary bedroom has a 4 piece ensuite with a medicine cabinet, a new toilet and new tap. There is a den, a 2 piece bathroom for guests with a new toilet and new tap connected to a laundry room. You'll appreciate the new vinyl plank flooring. There is A/C, a nice view of the patio, two underground parking stalls(1 titled,1 assigned) and two storage units (1 titled,1 assigned). Enjoy living in the Sierras of Taylor with amenities such as: a heated indoor swimming pool, hot tub, fitness centre, games room, billiards room, library, woodworking shop, social room, a car wash and lots of planned resident events. Located steps away from walking trails and shopping.