

\$220,000 - 130, 4512 52 Avenue, Red Deer

MLS® #A2234062

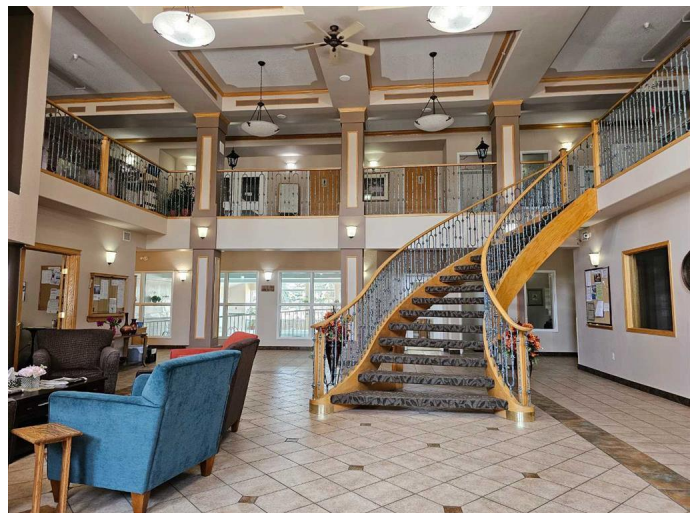
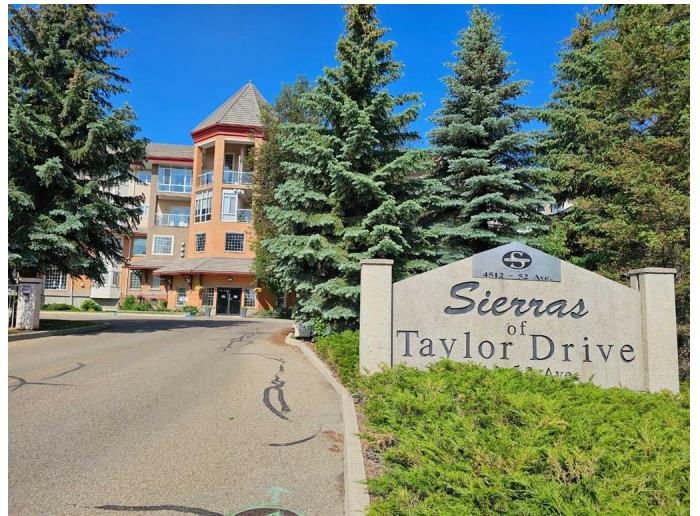
\$220,000

1 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

Welcome to the Sierras of Taylor Drive Carefree Adult Living in One of Red Deer's Most Sought-After 55+ Communities. This bright, impeccably maintained suite offers a rare combination of space, comfort, and community, all just minutes from downtown Red Deer. Located in a beautifully kept complex, this home features all utilities included in the condo fees " covering gas, electricity, cable, internet, water, sewer, and garbage " for truly stress-free living. Step into the spacious, sun-filled living room, highlighted by large windows and a cozy gas fireplace. The oversized kitchen is a dream for any home cook, with an abundance of cabinets and generous counter space. Enjoy morning coffee or evening relaxation in your private 3-season sunroom " a peaceful extension of your living space. Additional highlights include: *Air conditioning *Heated underground parking with secure storage locker *Friendly, well-maintained community atmosphere. Unmatched Amenities Include: * Indoor pool, hot tub, and sauna * Well-equipped fitness center *Library & games room *Fully outfitted woodworking shop *Car wash bay & outdoor patio space *Welcoming social areas and organized activities. Live just steps away from shopping, dining, medical services, and walking paths. Whether you're looking to downsize or enjoy a low-maintenance lifestyle, this exceptional suite offers everything you need to live comfortably and actively. A true gem in a



vibrant, welcoming community – come see why the Sierras of Taylor Drive is such a special place to call home.

Built in 2001

Essential Information

MLS® #	A2234062
Price	\$220,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	130, 4512 52 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B9

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking, Workshop, Trash
Parking Spaces	1
Parking	Parkade
# of Garages	1

Interior

Interior Features	Storage, Elevator
-------------------	-------------------

Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard, Lighting, Storage
Construction	Stucco

Additional Information

Date Listed	June 25th, 2025
Days on Market	84
Zoning	DC(9)

Listing Details

Listing Office	2 Percent Realty Advantage
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.