



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

134, 4512 52 Avenue  
Red Deer, Alberta

MLS # A2228220



**\$220,000**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC9
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

**Inclusions:** 2 white storage cabinets

Welcome to Sierras of Taylor Drive—an exceptional adult living community offering comfort, convenience, and a vibrant lifestyle. This beautifully maintained 1 bedroom, 1 bath apartment features stylish vinyl plank flooring throughout and a bright, open-concept floor plan with a fresh coat of paint! Enjoy cozy evenings in the inviting living room with a gas fireplace, or unwind in the gorgeous sunroom filled with natural light. The well-designed kitchen offers plenty of workspace and storage. In suite laundry room. This unit also includes underground parking and a secure storage unit. Residents enjoy a wide array of amenities including an indoor pool, games rooms, library, and more—plus a fantastic social calendar that makes it easy to connect with neighbors. A perfect blend of independent living and community atmosphere in a prime location!