



**GRASSROOTS**  
REALTY GROUP

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403, 4512 52 Avenue  
Red Deer, Alberta

MLS # A2231219



**\$239,900**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	694 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Stucco
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 556
LLD:	-
Zoning:	DC(9)
Utilities:	-

**Inclusions:** dishwasher, microwave hood fan, refrigerator, stove, window coverings, garage door opener, washer, dryer

Welcome to Sierras of Taylor Drive &mdash; one of Red Deer&rsquo;s most desirable adult(55+) living communities. This immaculate, sun-filled suite offers comfort, space, and convenience in a beautifully maintained building just moments from downtown. \*All utilities included in condo fees.(gas , power, cable, internet, water/sewer/garbage)\* Step into a bright and inviting living room featuring expansive windows and a cozy gas fireplace. The oversized kitchen is perfect for the home chef, offering generous counter space and ample cabinetry. Relax in your charming 3-season sunroom &mdash; the perfect spot for morning coffee or quiet evenings. Additional features include air conditioning, a underground parking stall with secure storage. Sierras of Taylor Drive is known for its extensive list of amenities: \* Indoor swimming pool, hot tub & sauna \* Fitness center & exercise room \* Library \* Games room \* Woodworking shop \* Car wash bay \* Outdoor patio. Enjoy an active, community-oriented lifestyle with shopping, dining, and medical services all within walking distance. Whether you're downsizing or embracing a maintenance-free lifestyle, this suite offers the perfect blend of comfort, convenience, and community. A true pleasure to show with very friendly neighbors. One of the most inviting communities I have had luxury to deal with.