



GRASSROOTS
REALTY GROUP

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130, 4512 52 Avenue
Red Deer, Alberta

MLS # A2234062



\$220,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC(9)
Foundation:	-	Utilities:	-
Features:	Elevator, Storage		

Inclusions: stove, refrigerator, dishwasher, range hood, washer/dryer stacked, window coverings

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.