



GRASSROOTS
REALTY GROUP

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408, 6118 53 Avenue
Red Deer, Alberta

MLS # A2249141



\$339,000

Division:	Highland Green Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Guest, Heated Garage, Single Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-H
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, freezer, stove, microwave, washer, dryer, bar stools x 3, TV x 2, living room tv stand, living room couch, patio chairs

Experience refined living in this 2 bedroom, 2 bathroom top-floor residence set within one of Red Deer's most beautifully maintained 55+ communities. Impeccably presented and designed for ease of living, this home blends tasteful updates with timeless comfort. The inviting open-concept layout is enhanced by soaring vaulted ceilings, a cozy gas fireplace, and sliding doors that lead to an oversized balcony with tranquil views of lush green space—perfect for morning coffee or evening sunsets. The kitchen is both functional and stylish, featuring a sleek tile backsplash and fresh, modern paint throughout. Both bedrooms are generously proportioned, with the primary offering a private ensuite for everyday ease. Unique to this unit is the titled, detached heated garage located steps from the main entrance, offering both security and unmatched accessibility. An added bonus: low condo fees paired with exceptional square footage, giving you outstanding value and peace of mind. Fees include heat, water, sewer, garbage, building insurance, professional management, and exterior maintenance—making this home truly turn-key. With meticulous upkeep, thoughtful upgrades, and the peace of mind of a well-managed building, this property offers a lifestyle of luxury, comfort, and low-maintenance living in a highly sought-after community.