



**GRASSROOTS**  
REALTY GROUP

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

312, 5330 47 Avenue  
Red Deer, Alberta

MLS # A2251122



**\$179,900**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	641 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Welcome to Imperial Place II, a secure, adult-oriented (45+) low-rise building in the heart of Red Deer. This desirable top-floor unit offers 641 sq ft of easy-living comfort with an east-facing balcony perfect for soaking in the morning sun. Inside, you'll find a well-appointed galley-style kitchen with full appliances—fridge, stove, built-in microwave, and built-in dishwasher—plus a dining nook leading to a bright living room with a gas fireplace and wall-mounted A/C unit. This one-bedroom suite features a four-piece bathroom, in-suite storage, a second storage locker in the basement, and complimentary shared laundry on the 3rd floor. Step out to your balcony equipped with a gas BBQ hookup, ideal for year-round grilling. Enjoy secure entry, elevator access, and heated underground parking with an assigned stall. The location is fantastic—just a short walk to downtown shops, restaurants, and professional services. The Red Deer Public Library, Recreation Centre, and Farmers' Market are nearby, and you're minutes from the Waskasoo Park trail system, offering over 80 km of paved and natural trails that connect to Barrett Park, Rotary Park, and the Red Deer River pathways. Coffee shops, dining spots, and local amenities are all within easy reach, making this home a wonderful mix of comfort, convenience, and community.