



GRASSROOTS
REALTY GROUP

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**208, 6118 53 Avenue
Red Deer, Alberta**

MLS # A2261332



\$309,900

Division:	Highland Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Off Street, Single Garage Detached, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 471
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Walk-In Closet(s)		

Inclusions: none

Beautifully maintained 2 bedroom, 2 bathroom condo in the desirable 55+ Montfort Heights building. This second-floor unit features an open-concept layout, a cozy fireplace, in-suite laundry, and a spacious kitchen. The primary bedroom includes a walk-in closet and 3-piece ensuite, while the second bedroom offers its own walk-in closet and large window—ideal as a guest room or home office. Enjoy over 400 sq ft of private outdoor space on the expansive balcony, perfect for relaxing or entertaining. This unit also comes with a separately titled detached garage, offering secure parking and storage. Residents enjoy access to excellent amenities including a gym, party room, and rentable guest suite. Centrally located near shopping, walking trails, restaurants, and public transit. Condo living with space, comfort, and convenience—don't miss out!