

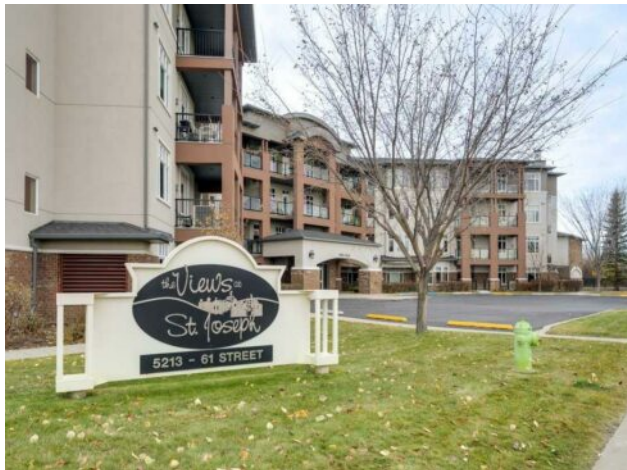


**GRASSROOTS**  
REALTY GROUP

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404, 5213 61 Street  
Red Deer, Alberta

MLS # A2268826



**\$699,900**

Division:	Highland Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,946 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.05 Acre		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 859
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC(22)
Foundation:	-	Utilities:	-
Features:	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island		

**Inclusions:** Stove, Fridge, Dishwasher, Microwave, Range Hood, Washer, Dryer, All Window Coverings

Experience luxurious condo living at its finest in one of Red Deer's most prestigious buildings. This stunning top-floor unit offers nearly 1,950 sq ft of meticulously maintained living space, proudly presented by the original owners. Upon entering, you'll be captivated by the expansive open-concept layout, featuring a spacious living room, elegant dining area, and a beautifully upgraded kitchen—all enhanced by gleaming hardwood floors. The chef-inspired kitchen boasts a massive island, granite countertops, custom cabinetry, a full tile backsplash, and a convenient corner pantry. The living room is bright and inviting, bathed in natural light from the large south-facing windows, and offers plenty of space for entertaining or relaxing. The primary suite is a true retreat, complete with a two-sided fireplace, walk-in closet, and a luxurious 4-piece ensuite. You'll also find a second generous bedroom, a separate den with custom built-in desk and cabinetry, and another well-appointed 4-piece bathroom. A spacious laundry room located just off the primary bedroom adds to the home's thoughtful design and convenience. Step out onto the large southwest-facing balcony and take in the incredible views, perfect for enjoying morning coffee or evening sunsets. This exceptional unit includes two titled underground parking stalls and access to superb building amenities such as a fitness centre and a multi-use party room. Offering a rare combination of size, style, and location, this immaculate condo truly defines luxury living in Red Deer.