208, 6118 53 Avenue
Red Deer, Alberta

MLS # A2282771

$285,000

Division:	Highland Green
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	842 sq.ft.	**Age:**	1999 (27 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, Elevator, Walk-In Closet(s)		

Inclusions:	N/A

Welcome to easy, comfortable living at Montfort Heights, a well-managed 55+ community in a central and convenient location. This thoughtfully cared-for second-floor condo offers two bedrooms and two bathrooms in a bright, open layout designed for everyday comfort. The living space features a cozy fireplace and flows seamlessly into the spacious kitchen, while in-suite laundry adds everyday practicality. The primary bedroom includes a walk-in closet and a private 3-piece ensuite. A second bedroom with its own walk-in closet and large window works perfectly as a guest room, hobby space, or home office. Step outside to an exceptionally large private balcony—over 400 sq ft—ideal for morning coffee, container gardening, or hosting family and friends. A separately titled detached garage provides secure parking and valuable extra storage. Residents of Montfort Heights enjoy access to a fitness room, party room, and a rentable guest suite for visitors. Located close to shopping, walking trails, restaurants, and public transit, this is a wonderful opportunity to enjoy low-maintenance condo living without sacrificing space or convenience.