



**312, 5330 47 Avenue  
Red Deer, Alberta**

**MLS # A2285036**



**\$139,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	641 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Welcome to Imperial Place II—an exceptionally well-maintained, adult-oriented building in the heart of Red Deer, now offered at an attractive price point for those seeking value, comfort, and convenience. This top-floor, east-facing one-bedroom condo offers 641 sq ft of bright, functional living space designed for easy, low-maintenance living. Bathed in natural morning light, the open living and dining area creates a warm, inviting atmosphere, highlighted by a cozy gas fireplace and direct access to a private balcony with gas BBQ hookup—perfect for quiet mornings or relaxed evenings. The galley-style kitchen is efficient and well-equipped with a full appliance package, including built-in dishwasher and microwave, making everyday living simple and practical. The spacious bedroom is complemented by a full four-piece bathroom, while in-suite storage and an additional assigned storage locker add valuable convenience. The unit has been recently refreshed with professional painting throughout, updated LED lighting and ceiling fan in the kitchen, a freshly finished gas fireplace, and professionally cleaned carpets and flooring—offering a clean, move-in-ready feel that stands out in today’s market. Residents enjoy secure entry, elevator access, and heated underground parking with an assigned stall—ideal for year-round comfort. Located within walking distance to downtown Red Deer, this home places you close to shopping, restaurants, coffee shops, medical services, the Red Deer Public Library, Recreation Centre, and the popular Farmers’ Market. Outdoor amenities are just minutes away, with access to the Waskasoo Park trail system and over 80 km of scenic pathways connecting parks and the Red Deer River. An outstanding opportunity for buyers looking for affordability, location, and a turnkey lifestyle

in a well-managed community.