



**303, 4512 52 Avenue  
Red Deer, Alberta**

**MLS # A2302685**



**\$239,900**

<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>	721 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC(9)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Recreation Facilities, Sauna, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Microhood - AS IS

Welcome to the Sierras of Taylor Drive. You will love this third-floor condo with an expansive East view! This unit has been meticulously maintained. An open floor plan makes furniture placement a breeze. Cozy corner gas fireplace. Open-air balcony with a gas line for your barbecue. The generous bedroom would fit king-sized furnishings. A TRUE walk-in closet, even equipped with power. This closet is large enough to be used as an office space! In-suite laundry room with extra storage space. A handy apartment-sized freezer in the laundry room is included. One heated, underground parking stall is included. There is a locked, concealed storage space at the head of the parking stall. This well-run and beautifully clean building includes a glorious lobby leading to the library. Second-floor billiard rooms overlook the lobby entrance. Also included is an indoor pool & spa room, fitness area, rentable party room with equipped kitchen, craft room, woodshop and car wash station. Every floor has a guest suite that owners may rent. Economical condo fee includes power, gas, water & sewer, common area maintenance and building insurance. Pets are allowed, but must be approved by the condo board. This condo complex is truly a community with plenty of activities every week to keep you entertained! This one is a pleasure to show.