



**GRASSROOTS**  
REALTY GROUP

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236, 4512 52 Avenue  
Red Deer, Alberta

MLS # A2130108



**\$219,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 515
<b>LLD:</b>	-
<b>Zoning:</b>	DC(9)
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, B/I dishwasher, B/I microwave, washer and dryer, window coverings, door opener.

Enjoy all the comforts of adult condo living in The Sierras of Taylor Drive, conveniently located downtown and close to all amenities! This one bedroom unit features an open floorplan, engineered hardwood through the majority of the space and West facing windows. The living room has a corner fireplace and direct access to the 3 season covered deck. A u-shaped kitchen has ample cupboards and counterspace. Off the entry is a large laundry/storage room and 4 pc bathroom with tub/shower combo. This impressive building provides something for everyone; hobbyists, car owners, fitness buffs and entertainers. On the lower level of the garage, enjoy the workshop and the vehicle wash bay. On the main level is a heated indoor swimming pool with hot tub and sauna. Exercise as much as you like in the private gym. Entertain guests in the games/party room or play a round at the pool tables; have them stay awhile by renting out the guest suite. Enjoy a quiet moment in the library. The building is fully wheelchair accessible and offers outdoor areas to relax and unwind. Monthly condo fees include heat, electricity, water, sewer, A/C, cable TV, garbage, Internet plus landline phone. Small pets are allowed with approval. Immediate possession available!