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404, 4512 52 Avenue  
Red Deer, Alberta

MLS # A2195623



**\$249,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** None, Unfinished

**Exterior:** Brick, Stucco

**Foundation:** Piling(s), Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 545

**LLD:** -

**Zoning:** DC(9)

**Utilities:** -

**Inclusions:** Stove, microwave, b/i dishwasher, washer, dryer, all window coverings.

Outstanding view to the west! On clear days, you can see the mountains in the distance! Are you looking to downsize and live a much simpler life? If you are 55 or over, this property with a heated underground parking stall, might be the perfect place for you to enjoy your golden years and travel! Seira of Taylor Drive is convenient to ALL amenities, shopping, doctors, parks, the Red Deer River, paved trail systems, theatres, restaurants, numerous shops and so much more. This top floor unit has 1 bed and 1 bath, laundry, open floor plan and closed in West Facing deck area making this area 3 season. This well-maintained building has a great heated pool, hot tub, sauna, games area, library, woodshop, car wash, and west facing large deck area. Each floor has it own guest suite that can be used for visiting family and guests( \$35/night). Monthly condo fee includes heat, electricity, water, sewer, AC, cable TV, garbage, internet, plus a landline phone if needed. Immediate possession is available.