

# \$329,900 - 405, 4805 45 Street, Red Deer

MLS® #A2241654

**\$329,900**

1 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.03 Acres

Downtown Red Deer, Red Deer, Alberta

THE ONE YOU'VE BEEN WAITING FOR!  
IMMEDIATE POSSESSION AVAILABLE.

Don't miss this top floor 1150 sq. ft. 1 bedroom + den condo with heated secure underground parking, elevator access and numerous recent renovations! This home has just underwent extensive renovations including gorgeous new vinyl plank flooring, new paint, new toilets, new appliances including washer/dryer with pedestals, new lighting and central air conditioning fully serviced- a turn key property! This exceptional home is on the top floor with great views off the deck which includes a gas barbecue hook-up. The living room is bright and spacious with high ceilings and a gas fireplace. The kitchen has new stainless steel appliances (fridge has water, stove is induction), a corner pantry, and is open to the dining /living room. You'll love the convenience of the spacious laundry room storage cabinets and new Electrolux washer/dryer. The den is very large, great for office, craft room or guest room. There is a 3 piece main bathroom just off the living room with stand up shower. As you enter the Primary bedroom you be amazed as the spacious feeling with the vaulted ceiling. A 4 piece ensuite with walk through his/ hers closet and bath/tub combo complete the primary room. This home comes complete with central air conditioning, roughed in central vac, an incredible 7 closets. That's only the beginning..... this condo features an indoor swimming pool and hot tub, a social room with pool tables, workout gym, available suites to



rent for your company, a free car wash and wood working shop in the parkade, a patio with barbecues for all owners to use, a storage area in the heated parkade for the owner and so much more. This building has everything you could desire, a truly amazing carefree lifestyle choice for 55+.

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241654          |
| Price          | \$329,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,150             |
| Acres          | 0.03              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 405, 4805 45 Street |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 7A9             |

**Amenities**

|                |                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Recreation Room, Spa/Hot Tub, Visitor Parking, Laundry, Recreation Facilities, Secured Parking |
| Parking Spaces | 1                                                                                                                                                                          |
| Parking        | Heated Garage, Stall, Underground, Assigned, Parkade, Secured, Workshop in Garage                                                                                          |

|              |     |
|--------------|-----|
| # of Garages | 1   |
| Has Pool     | Yes |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Boiler                                                                                                      |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle                                                                                               |
| # of Stories      | 4                                                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Mixed                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 15              |
| Zoning         | R-H             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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