# \$299,900 - 306, 4512 52 Avenue, Red Deer

MLS® #A2265797

### \$299,900

1 Bedroom, 2.00 Bathroom, 942 sqft Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

One of Red Deer's favorite Medican adult building~ This building is known for the pride its owners have of their building and community. Amenities include an indoor pool, sauna, hot tub, exercise room, billiards tables, social room, library, craft room, wood working shop, car wash, and its social gatherings by the front entry fireplace several times a day. Condo fees include all utilities, cable TV, internet, and a landline phone. This spacious open concept unit has a generous sized kitchen, gas fireplace as a focal point, sought after sunroom, large primary bedroom that will hold a lot of furniture and a second den with closet (currently being used as a guest bedroom but does not have a window.) There is also a convenient 2nd 2 piece bathroom, and a separate laundry room. This unit faces West with magnificent sunsets and overlooks the courtyard below, and is in close proximity to the elevator. The parking stall and storage unit is also very close to the elevator.

Built in 2001

#### **Essential Information**

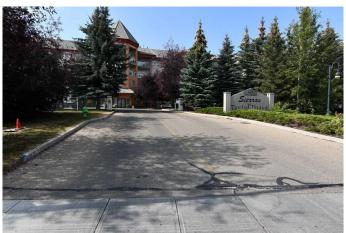
MLS® # A2265797 Price \$299,900

Bedrooms 1

Bathrooms 2.00

Full Baths 1
Half Baths 1







Square Footage 942
Acres 0.02
Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 306, 4512 52 Avenue Subdivision Downtown Red Deer

City Red Deer
County Red Deer
Province Alberta
Postal Code T4N 7B9

#### **Amenities**

Amenities Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool,

Parking, Party Room, Recreation Room, Sauna, Secured Parking,

Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop

Parking Spaces 1

Parking Stall, Underground

#### Interior

Interior Features Central Vacuum, Closet Organizers

Appliances Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer Stacked

Heating Baseboard, Boiler

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

# of Stories 4

#### **Exterior**

Exterior Features Balcony Roof Shingle

Construction Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed October 20th, 2025

1

Days on Market

Zoning DC(9)

## **Listing Details**

Listing Office CIR Realty

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