

# \$314,900 - 409, 6118 53 Avenue, Red Deer

MLS® #A2182772

**\$314,900**

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.00 Acres

Highland Green Estates, Red Deer, Alberta

Step into this adult oriented condo building known as Montfort Heights. This two bedroom two bath top floor unit is a retreat tailored for those aged 55 and over seeking the perfect blend of luxury, comfort and convenience. Walking distance to shopping and amenities. The exceptional property, boasting vaulted ceilings an array of windows invites a flood of natural light creating an airy and expansive feel throughout. The open floor plan seamlessly connects the inviting kitchen to the living areas plus a cozy corner fireplace to snuggle around. The main level hosts a generously sized bedroom complete with ensuite ensuring privacy and ease. The loft area reveals a second bedroom featuring an ensuite with jetted tub, perfect for guests to have their own space. Two parking spaces, including large secured garage with separate title provides ample space for a vehicle and additional storage, while a carport offers further parking convenience. Residents benefit from building amenities; including a gym, social room and guest suite. Maintenance free lifestyle welcomes you.

Built in 1999

## Essential Information

MLS® # A2182772

Price \$314,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,029         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 409, 6118 53 Avenue    |
| Subdivision | Highland Green Estates |
| City        | Red Deer               |
| County      | Red Deer               |
| Province    | Alberta                |
| Postal Code | T4P 6P7                |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Gazebo, Guest Suite, Snow Removal |
| Parking Spaces | 1                                                              |
| Parking        | Single Garage Detached, Carport, Titled                        |
| # of Garages   | 1                                                              |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s), Ceiling Fan(s), Vaulted Ceiling(s)    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Hot Water                                       |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas, Living Room                                                         |
| # of Stories      | 4                                                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |
| Zoning         | R3              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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