

# \$237,000 - 106, 5300 48 Street, Red Deer

MLS® #A2230249

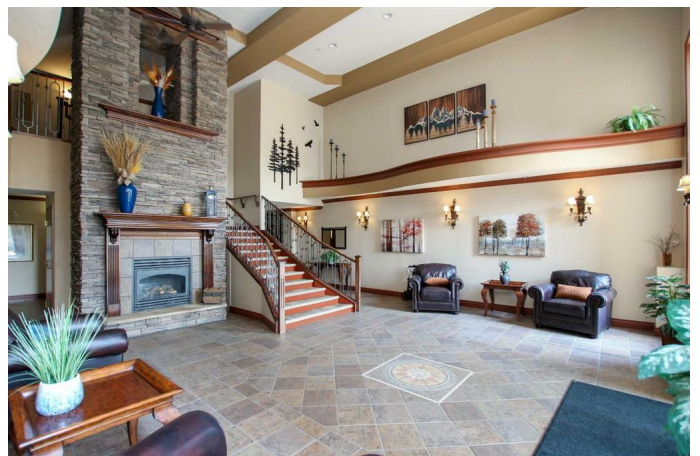
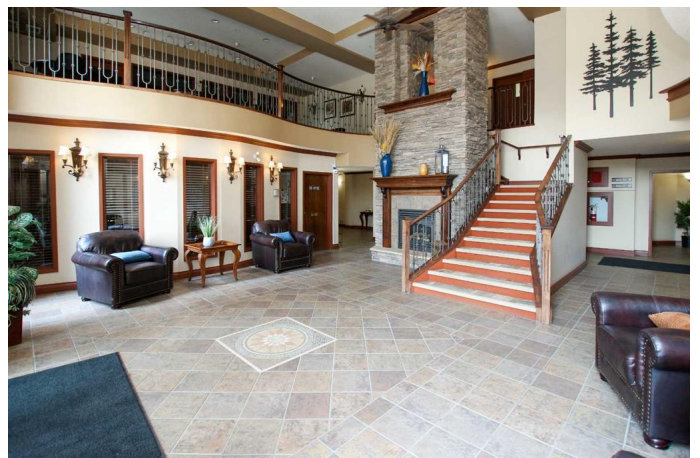
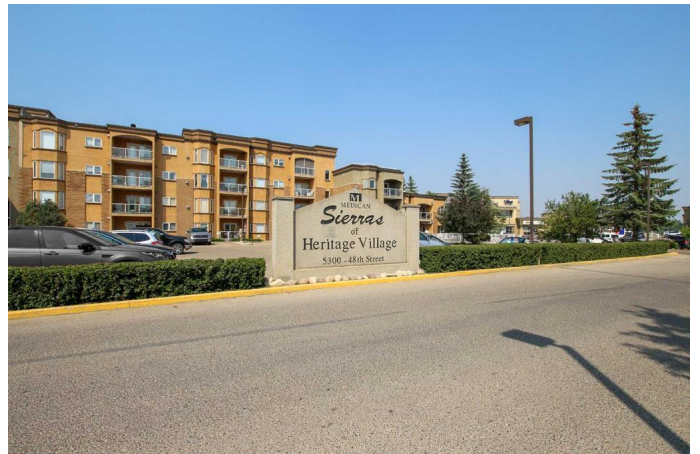
## \$237,000

1 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ 1 BED + DEN, 2 BATH MAIN FLOOR CONDO ~ COVERED WEST FACING BALCONY WITH A PRIVATE ENTRANCE ~ Located in the Sierra of Heritage Village condo loaded with amenities including; heated under ground parking, elevators, indoor pool, hot tub, craft room, workshop, library, fitness room, party room with a full kitchen, games room, guest suite and more ~ Conveniently located on the main level just off the lobby and elevator ~ Spacious foyer with mirrored closet welcomes you ~ High ceilings throughout create a feeling of spaciousness ~ The living room is a generous size, has a large west facing window overlooking mature trees, a gas fireplace with a tile surround and a separate entry with access to the covered west facing balcony with a BBQ gas line ~ The kitchen offers a functional layout with plenty of light stained cabinets, ample counter space, full tile backsplash, a walk in pantry and opens to the dining space featuring more large west facing windows overlooking mature trees ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, and offers a 4 piece ensuite and spacious walk in closet ~ Generous size den is located across from the 3 piece bathroom ~ In unit laundry with built in storage cabinets ~ Titled underground parking stall with storage ~ Monthly condo fees are \$614.62/month and include; heat, insurance, interior maintenance, grounds maintenance, parking, professional



management, reserve fund contributions,  
sewer, snow removal, trash and water offering  
low maintenance living ~ Located in downtown  
Red Deer with easy access to walking trails,  
parks, shopping, transit and medical facilities.

Built in 2002

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230249          |
| Price          | \$237,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 965               |
| Acres          | 0.02              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 106, 5300 48 Street |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 7C5             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Garbage Chute, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Guest Suite, Indoor Pool, Workshop |
| Utilities      | Electricity Connected, Natural Gas Connected  |
| Parking Spaces | 1   |
| Parking        | Additional Parking, Heated Garage, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks                               |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| # of Stories      | 4  |
| Basement          | None   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Entrance           |
| Lot Description   | Landscaped, Low Maintenance Landscape, Many Trees |
| Construction      | Stucco, Wood Frame                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 1               |
| Zoning         | DC(6)           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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