# $230,000 - 130, 4512 52 Avenue, Red Deer

MLS® #A2234062

**$230,000**
1 Bedroom, 1.00 Bathroom, 840 sqft
Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

Welcome to the Sierras of Taylor Drive Carefree Adult Living in One of Red Deerâ€™s Most Sought-After 55+ Communities. This bright, impeccably maintained suite offers a rare combination of space, comfort, and community, all just minutes from downtown Red Deer. Located in a beautifully kept complex, this home features all utilities included in the condo fees â€” covering gas, electricity, cable, internet, water, sewer, and garbage â€” for truly stress-free living. Step into the spacious, sun-filled living room, highlighted by large windows and a cozy gas fireplace. The oversized kitchen is a dream for any home cook, with an abundance of cabinets and generous counter space. Enjoy morning coffee or evening relaxation in your private 3-season sunroom â€” a peaceful extension of your living space. Additional highlights include: *Air conditioning *Heated underground parking with secure storage locker *Friendly, well-maintained community atmosphere. Unmatched Amenities Include: * Indoor pool, hot tub, and sauna * Well-equipped fitness center *Library & games room *Fully outfitted woodworking shop *Car wash bay & outdoor patio space *Welcoming social areas and organized activities. Live just steps away from shopping, dining, medical services, and walking paths. Whether you're looking to downsize or enjoy a low-maintenance lifestyle, this exceptional suite offers everything you need to live comfortably and actively. A true gem in a

vibrant, welcoming community â€” come see why the Sierras of Taylor Drive is such a special place to call home.

Built in 2001

## Essential Information

| | |
|---|---|
| MLS® # | A2234062 |
| Price | $230,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 840 |
| Acres | 0.02 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 130, 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, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop, Spa/Hot Tub |
| Parking Spaces | 1 |
| Parking | Parkade |
| # of Garages | 1 |

## Interior

| | |
|---|---|
| Interior Features | Elevator, Storage |

| | |
|---|---|
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

## Exterior

| | |
|---|---|
| Exterior Features | Courtyard, Lighting, Storage |
| Construction | Stucco |

## Additional Information

| | |
|---|---|
| Date Listed | June 25th, 2025 |
| Days on Market | 38 |
| Zoning | DC(9) |

## Listing Details

| | |
|---|---|
| Listing Office | 2 Percent Realty Advantage |

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.