

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

MLS® #A2230249

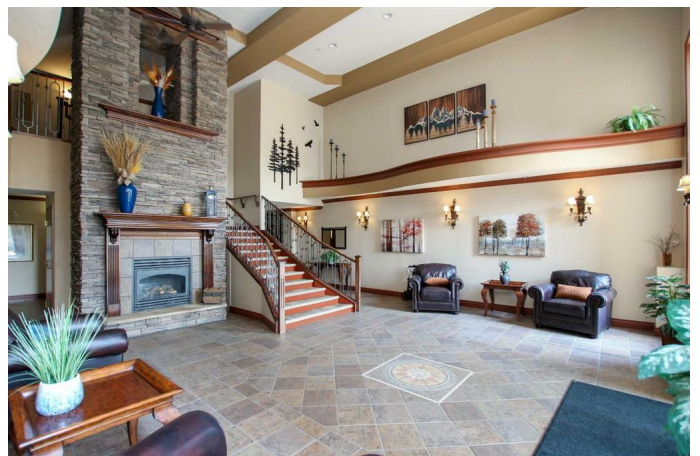
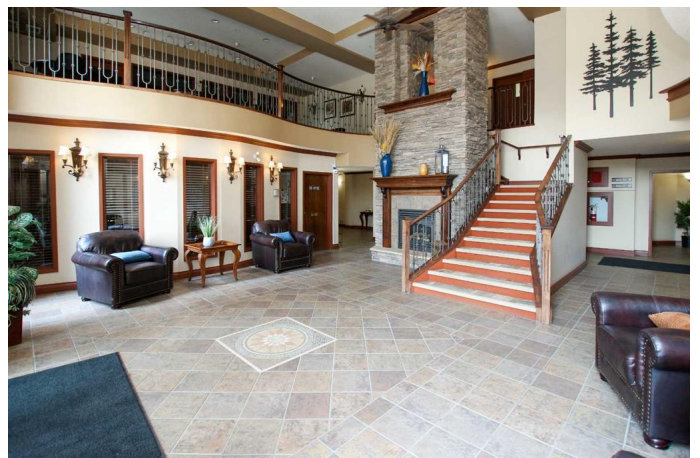
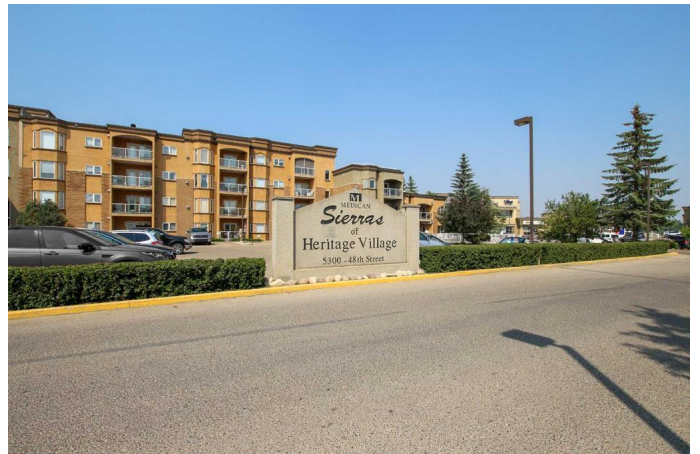
## \$237,000

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, Guest Suite, Indoor Pool, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, 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, See Remarks, Stove(s), Washer/Dryer
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	12
Zoning	DC(6)

## Listing Details

Listing Office	Lime Green Realty Inc.
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