

# \$325,000 - 408, 6118 53 Avenue, Red Deer

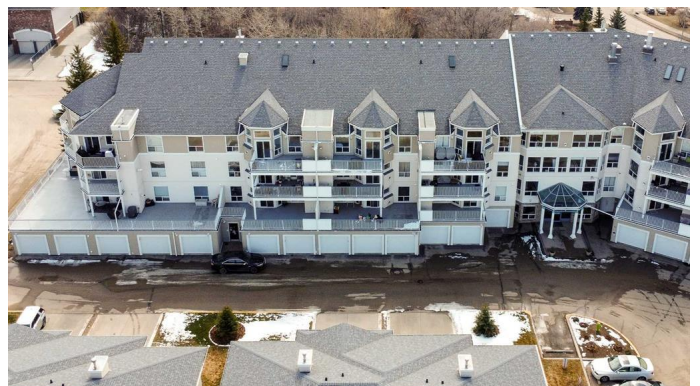
MLS® #A2207697

**\$325,000**

2 Bedroom, 2.00 Bathroom, 866 sqft  
Residential on 0.00 Acres

Highland Green Estates, Red Deer, Alberta

TOP FLOOR 2 BEDROOM, 2 BATHROOM CONDO ~ MANY RECENT UPDATES & RENOVATIONS ~ HEATED SINGLE GARAGE ~ Pride of ownership shines in this well cared for home ~ The updated kitchen features a functional layout with plenty of white cabinets, ample counter space including a large eating bar (chairs included), full tile backsplash, updated appliances and a large wall pantry offering tons of storage ~ The living room features vaulted ceilings, is flooded with natural light from the large windows and features a cozy gas fireplace ~ Sliding patio doors from the living room lead to the large balcony with aluminum railings, duradek finish (patio furniture set included) ~ The spacious primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet and a 4 piece ensuite ~ Second bedroom has a spacious walk in closet and is conveniently located next to a 3 piece bathroom with a walk in shower and linen closet ~ Laundry is located in it's own room, has built in cabinets and a stand up freezer ~ Recent updates include; exterior cladding and shingles on north side (2016), hot water tank and coils (2018), shingles on the garage (2019), exterior cladding and shingles on south side, common area flooring replaced, common area walls, doors, and trim painted, common area trim and lighting replaced (2020), fridge and stove (2021), building envelope (2022-2023), garage cladding and garage overhead doors replaced



(2023), Maytag washer and dryer (2024) ~ Heated 21' L x 12' W detached garage plus plenty of visitor parking available ~ Building amenities include; games room, party room with kitchen, bathroom and a library, fitness room, guest suite available for rent, garbage chute, gazebo ~ Monthly condo fees are \$468 and include; Common area maintenance, gas, heat, insurance, maintenance grounds, professional management, reserve fund contributions, sewer, snow removal, trash and water ~ Located steps to walking trails and a large park/green space with multiple shopping plazas with all amenities within walking distance.

Built in 1999

### **Essential Information**

MLS® #	A2207697
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	408, 6118 53 Avenue
Subdivision	Highland Green Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 6P7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Gazebo, Guest Suite, Parking, Party Room, Picnic Area, Recreation Facilities, Secured Parking, Storage, Visitor Parking, Garbage Chute
Utilities	Cable Connected, Electricity Connected
Parking Spaces	1
Parking	Additional Parking, Heated Garage, Single Garage Detached, Guest
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, See Remarks, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R3

### Listing Details

Listing Office	Lime Green Realty Inc.
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