

# \$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	10
Zoning	R3

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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