

# \$469,900 - 320, 5300 48 Street, Red Deer

MLS® #A2186183

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,478 sqft  
Residential on 0.03 Acres

Downtown Red Deer, Red Deer, Alberta

If you're looking for convenience, space and comfort, this is the unit and building for you! Located in the 55+ building of Sierra's of Heritage Village, this 3-bedroom unit has almost 1,500 sq ft, of living space and provides ample room to relax and entertain. Once inside the unit, you'll appreciate the 2 hall closets to store all your boots and jackets. Around the corner, the open floorplan is warm and cozy with hardwood floors and fresh new, fresh paint throughout the unit. A corner fireplace in the living room is centred between 2 sets of large windows, one being a bay window. You'll have plenty of space for a large sectional. The u-shaped kitchen features white cabinetry and stone countertops. Enjoy your morning coffee on one of the two patios that this southwest corner unit offers, one right off the dining area and the other off the master bedroom. The master bedroom features a luxurious 4-piece ensuite and generous walk-in closet. Right off the living room is the second bedroom which could also be used as an office or craft space. Down the hallway on the opposite side of the unit, is the in-suite laundry with storage, 3 piece bathroom and another bedroom with bay window...the perfect spot for guests to stay! This Sierra's building offers an abundance of amenities including a games room, welcoming entry way, entertaining room with a full kitchen, library, workshop, guest suites, fitness center, crafts room, and a saltwater pool with hot tub. Two titled parking stalls are included, one



underground and one outside, as well as an assigned underground storage area. Located near shopping, restaurants, and walking trails, you'll be in the centre of urban living with all the comforts you desire.

Built in 2002

### Essential Information

MLS® #	A2186183
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,478
Acres	0.03
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	320, 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, Party Room, Pool, Snow Removal, Trash, Visitor Parking, Guest Suite, Roof Deck, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Workshop
Parking Spaces	2
Parking	Off Street, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, See Remarks, Storage
-------------------	-------------------------------------

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stucco

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	48
Zoning	DC(6)

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.