

# \$399,900 - 204, 6118 53 Avenue, Red Deer

MLS® #A2247073

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,330 sqft

Residential on 0.03 Acres

Highland Green Estates, Red Deer, Alberta

World's largest DECK! (it's possible!)... One you have got to see. If you're transitioning to apartment life or looking for space, this Montfort Heights upscale Adult lifestyle home offers all you need. The massive deck wraps around the west and north sides of the building offering you 360 degree views and sunshine. Inside, this home has been meticulously maintained and updated. Giant kitchen with newer stainless appliances and lots of work area and storage space, also has garden door to deck. Elegant dining area has gas fireplace for romantic ambience. Living room has garden door to covered outside deck area... which the sellers use most of the year. Two bedrooms, the primary is gigantic and has walk in closet and three piece ensuite with newer tiled shower while the other is currently doubling as a work space and guest room. Massive tandem garage offers storage space, work space and parking for 2 vehicles. This is a well managed condo building with a friendly and welcoming culture. Garage for this unit is directly below so its like going to the basement to get to the parking garage.

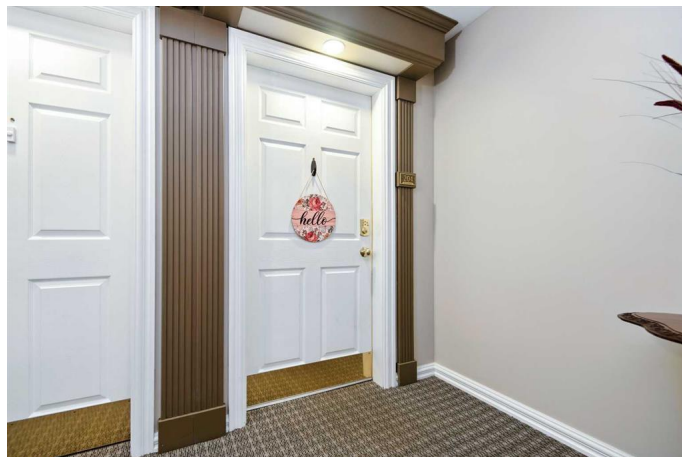
Built in 1997

## Essential Information

MLS® # A2247073

Price \$399,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	0.03
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	204, 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, Garbage Chute, Guest Suite, Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Fiberglass
Construction	Concrete, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	12
Zoning	R-H

### **Listing Details**

Listing Office	Century 21 Advantage
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