

\$299,900 - 306, 4512 52 Avenue, Red Deer

MLS® #A2265797

\$299,900

1 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.02 Acres

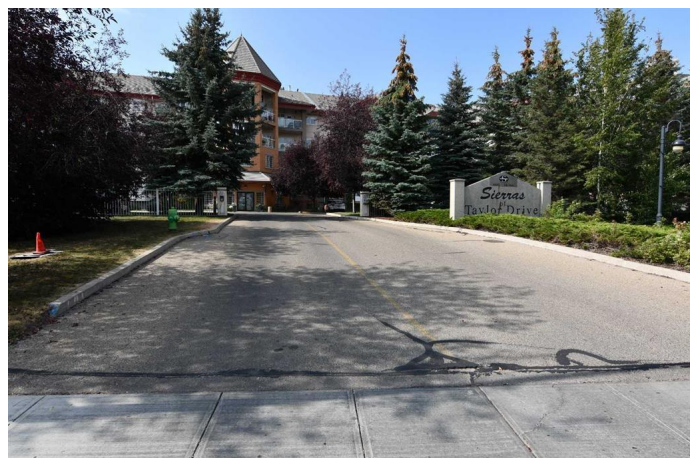
Downtown Red Deer, Red Deer, Alberta

One of Red Deer's favorite Medican adult building~ This building is known for the pride its owners have of their building and community. Amenities include an indoor pool, sauna, hot tub, exercise room, billiards tables, social room, library, craft room, wood working shop, car wash, and its social gatherings by the front entry fireplace several times a day. Condo fees include all utilities, cable TV, internet, and a landline phone. This spacious open concept unit has a generous sized kitchen, gas fireplace as a focal point, sought after sunroom, large primary bedroom that will hold a lot of furniture and a second den with closet (currently being used as a guest bedroom but does not have a window.) There is also a convenient 2nd 2 piece bathroom, and a separate laundry room. This unit faces West with magnificent sunsets and overlooks the courtyard below, and is in close proximity to the elevator. The parking stall and storage unit is also very close to the elevator.

Built in 2001

Essential Information

MLS® #	A2265797
Price	\$299,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	942
Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	306, 4512 52 Avenue
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7B9

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Central Vacuum, Closet Organizers
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	October 20th, 2025
Days on Market	7
Zoning	DC(9)

Listing Details

Listing Office	CIR Realty
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