

# \$299,900 - L00, 6118 53 Avenue, Red Deer

MLS® #A2218774

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.00 Acres

Highland Green Estates, Red Deer, Alberta

RENOVATED 2 BEDROOM, 2 BATH CONDO

~ SOUTH FACING PATIO OVERLOOKING

MATURE TREES & WALKING TRAIL ~

SINGLE GARAGE ~ Pride of ownership

shines in this well cared for home ~ Recent

updates include; renovated bathrooms with

vinyl plank flooring and neutral paint

throughout ~ Generous sized foyer with

mirrored closet doors welcomes you ~ The

kitchen offers a functional layout with plenty of

white cabinets, ample counter space and has

space for a breakfast nook or additional

storage ~ The dining room opens to the living

room that features a cozy gas fireplace and is

flooded with natural light from the south facing

floor to ceiling windows ~ Garden door access

leads to the covered patio overlooking mature

trees, includes a gas line for your BBQ or patio

heater and offers gated access to a grassy

yard space ~ The spacious primary bedroom

can easily accommodate a king size bed plus

multiple pieces of furniture, features dual

closet and a beautiful 3 piece ensuite with

featuring a walk in shower with a bench ~

Second bedroom is also a generous size with

ample closet space and has a 4 piece ensuite

with a soaker tub ~ In unit laundry located in

it's own room with ample space for storage ~

Titled parking; 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 ~ Recent building



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) ~ Monthly condo fees are \$499.50 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 ~ Move in ready!

Built in 1997

### **Essential Information**

MLS® #	A2218774
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	L00, 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, Gazebo, Guest Suite, Parking, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows
Appliances	Refrigerator, See Remarks, Stove(s), Wall/Window Air Conditioner, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Storage
Construction	Vinyl Siding

## Additional Information

Date Listed	May 7th, 2025
Days on Market	9
Zoning	R3

## Listing Details

Listing Office	Lime Green Realty Inc.
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