

# \$309,900 - 208, 6118 53 Avenue, Red Deer

MLS® #A2261332

**\$309,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Highland Green, Red Deer, Alberta

Beautifully maintained 2 bedroom, 2 bathroom condo in the desirable 55+ Montfort Heights building. This second-floor unit features an open-concept layout, a cozy fireplace, in-suite laundry, and a spacious kitchen. The primary bedroom includes a walk-in closet and 3-piece ensuite, while the second bedroom offers its own walk-in closet and large window—ideal as a guest room or home office. Enjoy over 400 sq ft of private outdoor space on the expansive balcony, perfect for relaxing or entertaining. This unit also comes with a separately titled detached garage, offering secure parking and storage. Residents enjoy access to excellent amenities including a gym, party room, and rentable guest suite. Centrally located near shopping, walking trails, restaurants, and public transit. Condo living with space, comfort, and convenience—don't miss out!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2261332  |
| Price          | \$309,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 842       |
| Acres          | 0.00      |
| Year Built     | 1999      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208, 6118 53 Avenue |
| Subdivision | Highland Green      |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N6P7              |

### Amenities

|                |                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Garbage Chute, Park, Parking, Party Room, Picnic Area, Recreation Room, Snow Removal, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                                                                                                      |
| Parking        | Insulated, Off Street, Single Garage Detached, Titled                                                                                                  |
| # of Garages   | 1                                                                                                                                                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Closet Organizers, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| # of Stories      | 4                                                       |
| Basement          | None                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 15                |
| Zoning         | R3                |

### **Listing Details**

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

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