

**208, 6118 53 Avenue
Red Deer, Alberta**

MLS # A2282771



\$285,000

Division: Highland Green

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 842 sq.ft. **Age:** 1999 (27 yrs old)

Beds: 2 **Baths:** 2

Garage: Insulated, Off Street, Single Garage Detached, Titled

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 471

LLD: -

Zoning: R3

Utilities: -

Heating:	Forced Air
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Elevator, Walk-In Closet(s)

Inclusions: N/A

Welcome to easy, comfortable living at Montfort Heights, a well-managed 55+ community in a central and convenient location. This thoughtfully cared-for second-floor condo offers two bedrooms and two bathrooms in a bright, open layout designed for everyday comfort. The living space features a cozy fireplace and flows seamlessly into the spacious kitchen, while in-suit laundry adds everyday practicality. The primary bedroom includes a walk-in closet and a private 3-piece ensuite. A second bedroom with its own walk-in closet and large window works perfectly as a guest room, hobby space, or home office. Step outside to an exceptionally large private balcony—ideal for morning coffee, container gardening, or hosting family and friends. A separately titled detached garage provides secure parking and valuable extra storage. Residents of Montfort Heights enjoy access to a fitness room, party room, and a rentable guest suite for visitors. Located close to shopping, walking trails, restaurants, and public transit, this is a wonderful opportunity to enjoy low-maintenance condo living without sacrificing space or convenience.