

# \$399,900 - 313, 6118 53 Avenue, Red Deer

MLS® #A2221358

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0.00 Acres

Highland Green Estates, Red Deer, Alberta

Bright & Spacious South-Facing Condo in Montfort Heights! Welcome to this beautifully maintained 3-bedroom, 2-bathroom condo nestled on the 3rd floor, offering a 55+ lifestyle for professionals or retirees in an excellent location. Bathed in natural light thanks to its ideal south-facing exposure, this home features an expansive open-concept living and kitchen areaâ€”perfect for entertaining or relaxing in comfort. The inviting living room is anchored by a cozy fireplace and opens onto not one, but two private balconiesâ€”ideal for morning coffee or city views. The spacious kitchen offers ample counter space and storage, seamlessly connected to the main living space for easy hosting. The spacious primary suite includes its own private ensuite, dual walk-in closets while two additional bedrooms provide flexibility for guests, family, or a home office. This unit also includes a rare tandem 2-car titled heated garage directly under the building, offering both convenience and security. Located in a quiet, desirable community with easy access to amenities, transit, and green spaceâ€”Montfort Heights is the perfect place to call home.

Built in 1999

## Essential Information

MLS® # A2221358

Price \$399,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	313, 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, Party Room, Picnic Area, Visitor Parking, Gazebo
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Titled
# of Garages	1

### **Interior**

Interior Features	Elevator, French Door, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Combination, Forced Air, Natural Gas, Fan Coil, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Rain Gutters
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	11
Zoning	R3

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.