

# **\$334,900 - 124, 4805 45 Street, Red Deer**

MLS® #A2248825

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.03 Acres

Downtown Red Deer, Red Deer, Alberta

A spacious 2 bedroom 2 bath ground floor unit with an enclosed deck with access to the main patio awaits your next move. The primary bedroom fits a king bed with plenty more space and comes with double closets and a full 4 piece ensuite. The main 3 piece bathroom has a convenient shower. The large dining area is ideal for hosting guests, and the modern kitchen features newer stainless steel appliances, granite countertops, and plenty of cabinets. The large living room has plenty of room for your favorite furniture with a cozy gas fireplace. Enjoy the in-suite laundry with room for a freezer and more. There is an enclosed east facing deck with a door that gives you access to the common area patio and grass yard. This is an extra bonus only found in one other unit. Amenities include heated under ground parking with a secure storage room, extra outdoor parking, a heated swimming pool and hot tub, games rooms, craft rooms, theater room, a fully stocked work shop, and a large party room with kitchen facilities for big celebrations. You also have the convenience of suites to rent out if you get extra company. This and so much more await your next move to the ever popular Sierra Grand conveniently located near grocery shopping, doctors, the curling rink and arena.

Built in 1999

## **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | A2248825          |
| Price          | \$334,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,156             |
| Acres          | 0.03              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 124, 4805 45 Street |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 7A9             |

### Amenities

|                |                                                                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Garbage Chute, Guest Suite, Indoor Pool, Recreation Room, Workshop |
| Parking Spaces | 2                                                                                                                                                                                                                                           |
| Parking        | Underground                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Hot Water                                                                                                                 |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| # of Stories      | 4                                                                                                                         |

**Exterior**

|                   |       |
|-------------------|-------|
| Exterior Features | None  |
| Construction      | Mixed |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-H               |
| HOA Fees Freq. | MON               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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