

# \$334,900 - 413, 4805 45 Street, Red Deer

MLS® #A2255626

## \$334,900

1 Bedroom, 2.00 Bathroom, 1,177 sqft  
Residential on 0.03 Acres

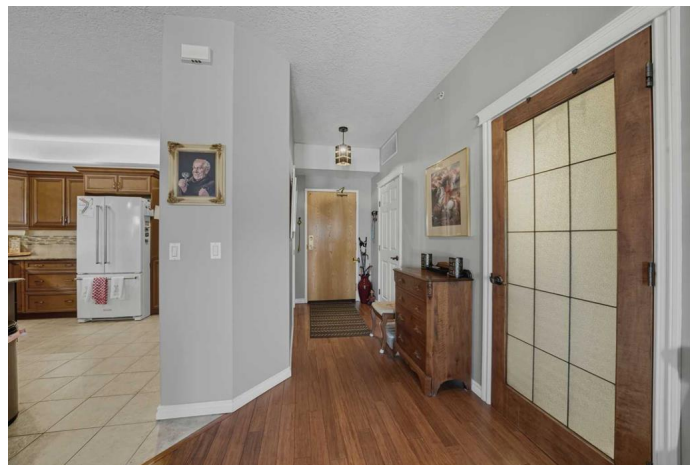
Downtown Red Deer, Red Deer, Alberta

Adult Building 55+! One of Red Deer's premier buildings with lots of amenities and it's on the top floor. This is a very open, stylish home with 1 large primary bedroom that will accommodate a king sized bed & furniture. It has vaulted ceilings, double mirrored closets, a custom tiled shower, granite countertops and linen storage. The living room has 9' ceilings, is very bright with lots of windows, a gas fireplace, engineered hardwood flooring and a garden door out to a good sized deck w/ aluminum & glass railing, vinyl flooring and a storage room. The kitchen has beautiful medium stained cabinets, granite counter tops, full tile backsplash, tile floors, a pantry, and a vented micro hood fan. There is a formal dining area (a wall could be added to make this area a den or 2nd bedroom). There is a 3 pce main bath, central air conditioning, in suite laundry with cabinets. The amenities in this building are top notch and include a library, games room, party room, indoor pool, fitness center, carwash, and hobby/workshop. There is a private outdoor courtyard for the residents that has a gazebo and patio tables. Condo fees of \$864.49/month includes all amenities, heat, and cable/ internet.

Built in 1999

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2255626  |
| Price  | \$334,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,177             |
| Acres          | 0.03              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 413, 4805 45 Street |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 7A9             |

### Amenities

|                |                                                                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Gazebo, Garbage Chute, Indoor Pool, Picnic Area, Workshop |
| Parking Spaces | 1                                                                                                                                                                                                   |
| Parking        | Assigned, Heated Garage, Underground                                                                                                                                                                |
| Has Pool       | Yes                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Recreation Facilities |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                                                        |
| Heating           | Hot Water, Natural Gas                                                                                                                         |
| Cooling           | Central Air                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                               |
| # of Stories      | 4                                                                                                                                              |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Courtyard, Barbecue |
| Lot Description   | Gazebo, Landscaped           |
| Roof              | Asphalt Shingle              |
| Construction      | Brick, Stucco                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | R-H                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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