

\$349,900 - 404, 4805 45 Street, Red Deer

MLS® #A2248571

\$349,900

1 Bedroom, 2.00 Bathroom, 1,323 sqft

Residential on 0.00 Acres

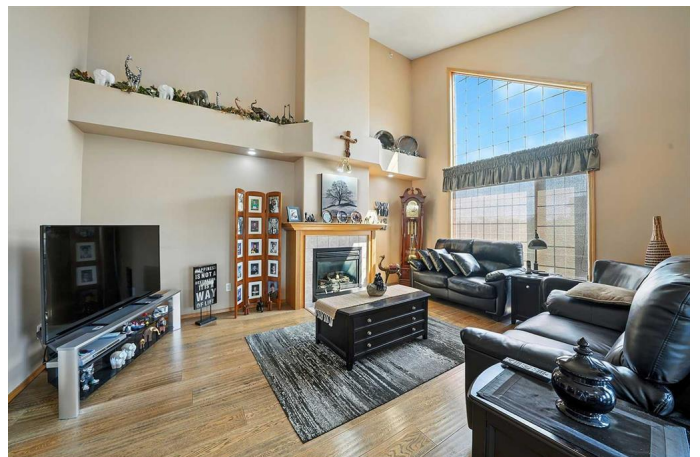
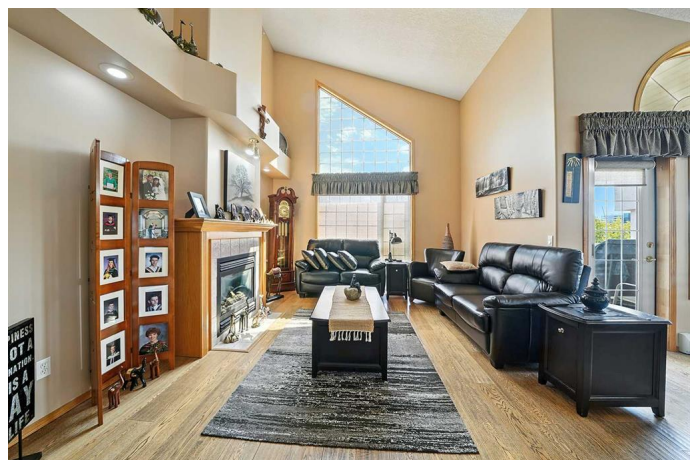
Downtown Red Deer, Red Deer, Alberta

SENIOR 55+ BUILDING WITH LOADS OF AMENITIES!

Elegant, Comfortable, and Spacious! These are just a few of the words that describe this exceptional fourth-floor condo located in the highly sought-after Sierra Grande 55+ building in a prime downtown Red Deer location! This stunning home is one of the largest units in the complex, offering an abundance of natural light through striking arched windows, soaring 14' vaulted ceilings and a bright, open-concept design.

The welcoming living room features a beautiful gas fireplace, creating a warm and inviting atmosphere. The spacious primary bedroom impresses with mirrored closets providing excellent storage solutions. The kitchen is designed with both function and style in mind, featuring a generous amount of cabinetry, a large island, pot and pan drawers, and a pantry—perfect for those who love to cook and entertain.

From the living area, garden doors lead to a south-facing covered sun deck, ideal for enjoying morning coffee or relaxing throughout the year. This impressive home also offers a newer air conditioning system installed in 2017, a versatile den that can serve as an office, hobby space, or guest area, and a huge primary bedroom with large 4 piece en-suite bathroom. The in-suite laundry room includes a washer and dryer, ample cabinetry, and a convenient laundry sink. One heated underground parking stall and a large storage



unit are also included for your comfort and convenience.

Sierra Grande provides an outstanding array of amenities designed to enhance your lifestyle, including an indoor pool, exercise room, games room, media room, woodworking shop with industrial tools, car wash and vacuum bay, party and banquet room, mailroom, and guest suites for visitors. Small pets may be permitted with board approval. The location is ideal, within walking distance of grocery stores, pharmacies, medical services, shopping, the curling rink, arena, the Golden Circle, parks, and walking trails. Condo fees include the use of all amenities, water, sewer, heat cable TV, Internet, building insurance, and reserve fund contributions. This fourth-floor unit offers the perfect combination of space, comfort, and community in the heart of Red Deer. A must-see property for those looking to enjoy an elegant and convenient lifestyle.

Built in 1999

Essential Information

MLS® #	A2248571
Price	\$349,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,323
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 4805 45 Street
---------	---------------------

Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 7A9

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Storage, Visitor Parking, Workshop, Car Wash, Garbage Chute, Indoor Pool, Recreation Room
Parking Spaces	1
Parking	Off Street, Underground

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard
Construction	Mixed

Additional Information

Date Listed	August 13th, 2025
Days on Market	22
Zoning	CDE

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.