

# \$179,900 - 312, 5330 47 Avenue, Red Deer

MLS® #A2251122

**\$179,900**

1 Bedroom, 1.00 Bathroom, 641 sqft

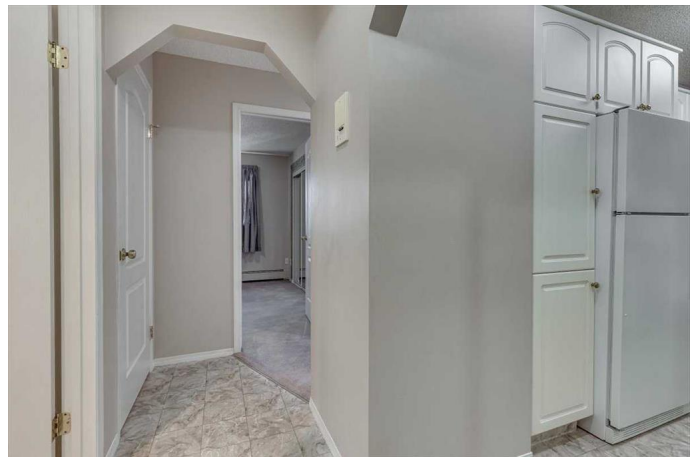
Residential on 0.02 Acres

Downtown Red Deer, Red Deer, Alberta

Welcome to Imperial Place II, a secure, adult-oriented (45+) low-rise building in the heart of Red Deer. This desirable top-floor unit offers 641 sq ft of easy-living comfort with an east-facing balcony perfect for soaking in the morning sun. Inside, you'll find a well-appointed galley-style kitchen with full appliances—fridge, stove, built-in microwave, and built-in dishwasher—plus a dining nook leading to a bright living room with a gas fireplace and wall-mounted A/C unit.

This one-bedroom suite features a four-piece bathroom, in-suite storage, a second storage locker in the basement, and complimentary shared laundry on the 3rd floor. Step out to your balcony equipped with a gas BBQ hookup, ideal for year-round grilling.

Enjoy secure entry, elevator access, and heated underground parking with an assigned stall. The location is fantastic—just a short walk to downtown shops, restaurants, and professional services. The Red Deer Public Library, Recreation Centre, and Farmers' Market are nearby, and you're minutes from the Waskasoo Park trail system, offering over 80 km of paved and natural trails that connect to Barrett Park, Rotary Park, and the Red Deer River pathways. Coffee shops, dining spots, and local amenities are all within easy reach, making this home a wonderful mix of comfort, convenience, and community.



Built in 1978

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251122          |
| Price          | \$179,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 641               |
| Acres          | 0.02              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312, 5330 47 Avenue |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 3R2             |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Secured Parking, Storage, Trash |
| Parking Spaces | 1                                                              |
| Parking        | Parkade                                                        |
| # of Garages   | 1                                                              |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard, Boiler                                                        |
| Cooling           | Wall/Window Unit(s)                                                      |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |

# of Stories            3

## Exterior

Exterior Features    Balcony, BBQ gas line, Storage  
Construction        Stucco

## Additional Information

Date Listed           August 24th, 2025  
Days on Market      21  
Zoning                R-H

## Listing Details

Listing Office        Century 21 Advantage

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