



**6 Greenway Street
Red Deer, Alberta**

MLS # A2305599



\$600,000

Division:	Garden Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,472 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, See Remarks		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, See Remarks, Tankless Hot Water, Vinyl Windows		

Inclusions: Wooden shed

Nestled in one of Red Deer's most sought-after neighbourhoods of Garden Heights, this beautifully designed 5-bedroom home offers all the features for your growing family. Upon arrival, you're welcomed by a covered entryway leading into a spacious foyer, complete with a double closet and a convenient built-in bench—perfect for busy mornings. You'll also enjoy direct access to the attached heated garage. The main floor showcases an ideal family-friendly layout, offering two generously sized bedrooms and a full 4-piece bathroom. The heart of the home is the stunning kitchen, fully equipped with stainless steel appliances, a walk-in pantry, and rich dark oak cabinetry that extends to the ceiling with built-in lighting and tile backsplash. The open-concept design seamlessly connect the kitchen, dining, and living areas—creating the perfect space for entertaining and everyday living. Cozy up by the gas fireplace during the winter months, or step out onto the deck in the summer to enjoy a spacious yard with plenty of room for kids and pets to play. On the top level, the private primary retreat offers a true escape, with ample space for a king-sized bed, a large walk-in closet, and a beautifully finished 3-piece ensuite featuring a custom tile shower. The fully developed basement feels bright and inviting with 9-foot ceilings and large windows, offering endless possibilities for an additional family room, games area, or play space. You'll also find two more spacious bedrooms, a 3-piece bathroom, and a well-appointed laundry/utility room with a raised washer and dryer for added ease. This home is fully equipped for year-round comfort with Central Air conditioning, humidifier, roughed-in in-floor heating, and a built-in vacuum system. Storage won't be an issue, with additional space under the stairs and custom built-in shelving in the garage. One

of the standout features of this property is its unbeatable location—just steps from your front door to Red Deer's renowned Trail System, where you can immerse yourself in nature while exploring Mackenzie Trails and enjoy quick access to the Red Deer River. You're also only minutes from everyday conveniences in Clearview Market Square and Timberlands Market, as well as nearby schools, golf courses, and year-round recreation at Canyon Ski Resort. Additional nearby parking makes hosting friends and family effortless. If you've been searching for a home that truly checks all the boxes, this one deserves a spot at the top of your list. A place to settle in, grow, and create lasting family memories. Book your showing today!