



**25 Grove Close  
Red Deer, Alberta**

**MLS # A2320801**

**\$799,000**



<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

<b>Heating:</b>	Central, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed

Garden Heights is one of Red Deer's most desirable neighbourhoods—surrounded by mature trees and walking trails, yet only steps from Clearview Market Square with groceries, restaurants, coffee shops, banking, and everyday amenities. Situated on a large pie-shaped lot, this fully finished 5-bedroom, 3-bathroom home offers over 3 levels of thoughtfully designed living space. The open-concept main floor features soaring ceilings, hardwood floors, central air conditioning, a stunning floor-to-ceiling stone fireplace, and a beautiful kitchen with granite countertops, a large island, stainless steel appliances, and a corner pantry. The upper-level primary suite is a true retreat with a huge walk-in closet, a loft area perfect for a home office, and a luxurious ensuite featuring double sinks, a tiled shower, and a jetted tub. The recently finished basement adds two bedrooms, a full bathroom, a large family room, 9' ceilings, vinyl plank flooring, and in-floor heat. Outside, enjoy the private backyard with underground sprinklers, upgraded vinyl fencing, a gas BBQ hookup, and a storage shed. • Central A/C (2021) • Hot water tank (2026) • Water softener (2024) • Reverse osmosis water system • In-floor heat in basement and garage • Hot & cold water taps in garage and backyard • Finished heated garage with 10' doors, 10'6" ceilings, floor drains, and automatic security rail locks A rare opportunity to own a beautifully maintained home in one of Red Deer's most sought-after communities.