



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**27 Golden Crescent
Red Deer, Alberta**

MLS # A2331464



\$414,900

Division:	Garden Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Who says you have to sacrifice style for affordability? This trendy Garden Heights condo is giving main character energy without the luxury price tag. With 3 bedrooms, 3 bathrooms, a fully finished basement and an attached garage, there's plenty of room for your Pinterest-worthy furniture, work from home setup, overnight guests... or that online shopping habit. The open-concept main floor features quartz countertops, a large eating bar (because everyone ends up in the kitchen anyway), nice appliances including a brand new fridge, an electric fireplace for cozy nights in, and modern finishes throughout. Sip your morning coffee on the east-facing balcony off the primary bedroom while soaking in the sunrise, or fire up the BBQ on the private balcony off the kitchen overlooking your own little yard. Upstairs, both spacious bedrooms come complete with their own walk-in closet and ensuite—so no one's fighting over the "good" bedroom. Love to get outside? You're just steps from the Red Deer River, scenic trails, shopping, restaurants, coffee shops and medical services. Plus, low condo fees cover landscaping, snow removal, exterior maintenance, water, sewer, garbage, insurance, property management and the reserve fund. Translation? Less time doing chores and more time living your best life. Whether you're buying your first home, downsizing, or just want a stylish, low-maintenance place that lets you lock the door and head out on your next adventure, this condo checks all the boxes. The only thing missing... is your welcome mat.