



GRASSROOTS
REALTY GROUP

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**45 Golden Crescent
Red Deer, Alberta**

MLS # A2343551



\$419,900

Division:	Garden Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	909 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape, Private		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Garden Heights! Step inside this beautiful bungalow, with a bright and modern interior filled with natural light, vaulted ceilings and quartz countertops throughout. A flexible front space welcomes you in, perfect as a dining room or a cozy sitting area. From there, the open concept kitchen shines with stainless steel appliances and quartz counters, while a second flex space across the way offers even more room to dine or unwind. Just off the kitchen, you'll find main floor laundry and a convenient half bath. The living room flows off the kitchen with lovely views of the backyard, and the primary bedroom sits just beyond it, complete with a walk-in closet and a full ensuite for your own private retreat. Downstairs, you'll find a spacious second living area, ideal for movie nights or a games room, along with two large bedrooms and a four piece bathroom. A single attached garage rounds out this move-in ready home. Condo fees of \$337.85 per month take care of all ground maintenance, including yard work, so you can spend more time enjoying everything Garden Heights has to offer and less time on upkeep.