

# \$417,000 - 45 Golden Crescent, Red Deer

MLS® #A2208592

**\$417,000**

3 Bedroom, 3.00 Bathroom, 909 sqft

Residential on 0.06 Acres

Garden Heights, Red Deer, Alberta

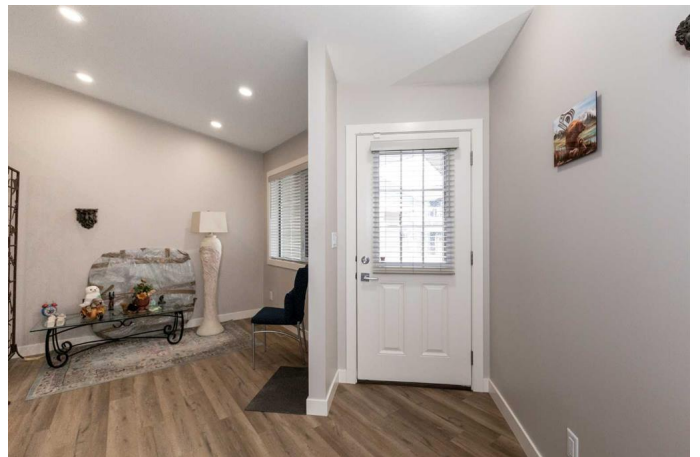
Welcome to this beautifully maintained duplex, perfectly situated in one of Red Deer's most sought-after neighbourhoods!

Enjoy the peace of mind that comes with a remaining new home warranty. With 3 spacious bedrooms and 2.5 bathrooms, this home is ideal for families looking to spread out or for those looking to downsize without compromising comfort.

Step inside to find stylish vinyl plank flooring and large, sun-filled windows that create a bright, open feel throughout the main living area. The open-concept layout flows effortlessly into a modern kitchen featuring sleek quartz countertops—perfect for both everyday living and entertaining.

You'll love the added convenience of laundry hookups on both the main floor and in the fully finished basement. This home is truly move-in ready, offering a single attached garage for extra storage or secure parking.

Located just steps from scenic walking trails and close to all the essential amenities, this home blends tranquility and practicality in the best way.



Donâ€™t miss your chance to own this exceptional propertyâ€”comfort, style, and convenience all in one place!

Built in 2022

**Essential Information**

MLS® #	A2208592
Price	\$417,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	909
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	45 Golden Crescent
Subdivision	Garden Heights
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2P9

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Driveway, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Vinyl Windows, Quartz Counters
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Back Yard, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	116
Zoning	R2

## Listing Details

Listing Office	RE/MAX real estate central alberta
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