

# \$450,000 - 65 Golden Crescent, Red Deer

MLS® #A2190623

## \$450,000

3 Bedroom, 3.00 Bathroom, 911 sqft  
Residential on 0.07 Acres

Garden Heights, Red Deer, Alberta

FULLY DEVELOPED 3 BEDROOM, 3 BATH TOWNHOME IN GARDEN HEIGHTS ~ END UNIT ~ SOUTH FACING BACKYARD ~ DOUBLE ATTACHED GARAGE ~ Open concept main floor layout complemented by soaring vaulted ceilings creates a feeling of spaciousness ~ The kitchen is well equipped with an abundance of extended height cabinets, tons of quartz counter space including a large island with an eating bar, full tile backsplash, stainless steel appliances and opens to the dining room ~ The living room has large south facing windows that offer tons of natural light and is centred by a cozy fireplace ~ Garden door between the living and dining rooms leads to the sunny south facing backyard ~ The primary bedroom can easily accommodate a king bed plus furniture, has a large walk in closet and a 3 piece ensuite with a walk in shower ~ 2 piece main floor bathroom has conveniently located stackable laundry (second set of laundry hook ups in basement) ~ The fully finished basement with operational in floor heat and high ceilings features a large L-shaped family room, 2 bedrooms with large above grade windows, a 4 piece bathroom and ample storage space ~ Attached garage is insulated and finished with painted drywall, and has a large front drive with additional visitor parking throughout the complex ~ Other great features include; high efficiency hot water tank and furnace ~ Low monthly condo fees are \$352.86, offer a low maintenance lifestyle and include: Insurance,



Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water ~ Pet's allowed with some restrictions ~ Excellent location in one of Red Deer's most sought after neighbourhoods, easy access to beautiful walking trails and the river valley, walking distance to multiple shopping plazas with all amenities, multiple schools and more!

Built in 2022

### **Essential Information**

MLS® #	A2190623
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	911
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	65 Golden Crescent
Subdivision	Garden Heights
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2P9

### **Amenities**

Amenities	None
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4

Parking Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Off Street

# of Garages 2

### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed January 29th, 2025

Days on Market 43

Zoning R2

### Listing Details

Listing Office Lime Green Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.