

# \$409,900 - 65 Golden Crescent, Red Deer

MLS® #A2207284

**\$409,900**

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® #	A2207284
Price	\$409,900
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	Alley Access, Double Garage Attached, Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street
# of Garages	2

## Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Stone Counters, Vinyl Windows, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Garage Control(s), Stove(s), Window Coverings
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	105
Zoning	R2

## Listing Details

Listing Office	Lime Green Realty Inc.
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