

# \$389,000 - 179 Garrison Circle W, Red Deer

MLS® #A2209020

## \$389,000

4 Bedroom, 3.00 Bathroom, 1,377 sqft

Residential on 0.09 Acres

Garden Heights, Red Deer, Alberta

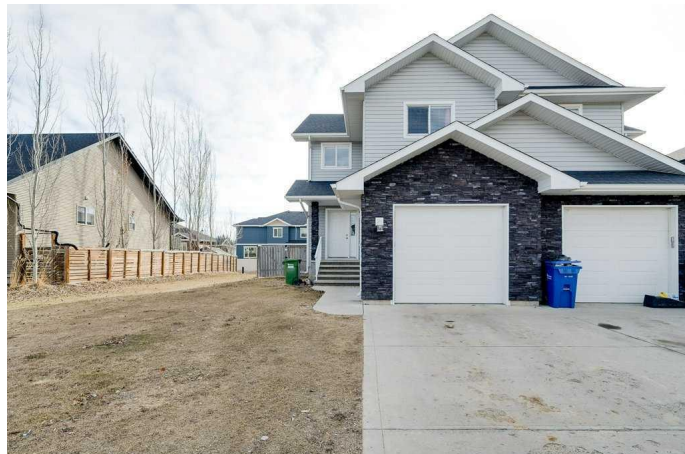
Great floor plan this 1/2 Duplex has in Prime Red Deer Location!

This spacious 4-bedroom, 2-bathroom home features a bright and open-concept kitchen with an island, perfect for entertaining. The main floor offers a convenient 1/2 bath and a washer/dryer for ease of living. A walk-through pantry leads from the kitchen to the attached single garage, while the fully fenced backyard with alley access provides privacy and space. With green space next door and a playground nearby, it's an ideal spot for families. The unfinished basement is ready for your creative touch! Previously a successful rental, this property is an excellent investment opportunity.

Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209020      |
| Price          | \$389,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,377         |
| Acres          | 0.09          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 179 Garrison Circle W |
| Subdivision | Garden Heights        |
| City        | Red Deer              |
| County      | Red Deer              |
| Province    | Alberta               |
| Postal Code | T4P 0P5               |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 2                                                     |
| Parking        | Concrete Driveway, Off Street, Single Garage Attached |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Vinyl Windows       |
| Appliances        | Dishwasher, Microwave Hood Fan, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Greenbelt |
| Roof              | Asphalt Shingle                             |
| Construction      | Stone, Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 27              |
| Zoning         | R1A             |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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