

# \$420,000 - 45 Golden Crescent, Red Deer

MLS® #A2208592

**\$420,000**

3 Bedroom, 3.00 Bathroom, 909 sqft  
Residential on 0.06 Acres

Garden Heights, Red Deer, Alberta

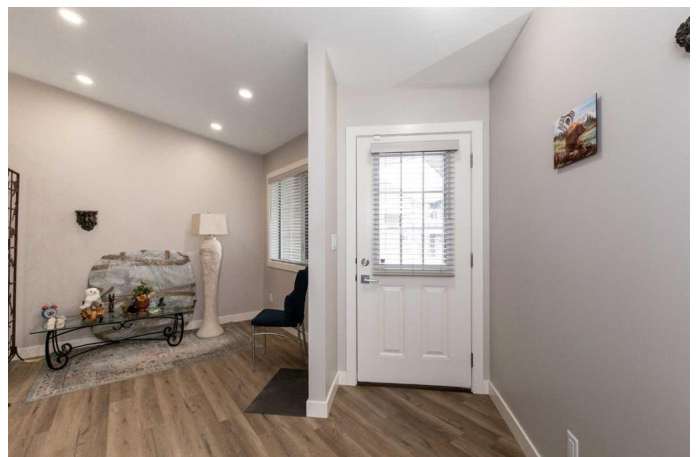
Welcome to this beautifully maintained duplex, perfectly situated in one of Red Deer's most sought-after neighbourhoods!

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.



Don't miss your chance to own this exceptional property—comfort, style, and convenience all in one place!

Built in 2022

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2208592      |
| Price          | \$420,000     |
| 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, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|--|

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Finished, Full  |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Lighting, Private Yard              |
| 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 | 9               |
| Zoning         | R2              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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