



GRASSROOTS
REALTY GROUP

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**33 Golden Crescent
Red Deer, Alberta**

MLS # A2234909



\$319,900

Division:	Garden Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, AC, WINDOW COVERINGS, TV WALL MOUNT

1 BEDROOM, 2 BATH CONDO IN GARDEN HEIGHTS ~ ATTACHED GARAGE ~ LOADED WITH UPGRADES ~ Oversized front veranda welcomes you and leads to a sun filled foyer ~ Open concept layout complemented by soaring vaulted ceilings and vinyl plank flooring ~ The living room is centred by a cozy gas fireplace, is flooded with natural light from large west facing windows and features garden door access to the covered deck with a gas line for your BBQ or patio heater ~ The dining room has more large windows, and can easily accommodate a large gathering ~ The stunning kitchen offers an abundance of cabinets including a built in wall pantry, tons of quartz countertops including a massive island with an eating bar and undermount sink, full tile backsplash with black stainless steel appliances ~ Just off the kitchen is the conveniently located laundry room with a stackable front load laundry pair ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has a cozy two sided fireplace ~ Spa like ensuite offers a stand alone soaker tub next to a fireplace, walk in tile shower, quartz topped vanity, and a walk in closet with built in organizers ~ Single attached garage is insulated, finished with drywall, has 110V power outlet, water faucet and a separate storage room with a deadbolt ~ Other great features include; Central air conditioning, high efficiency hot water tank and furnace ~ Low condo fees are \$270.28/month, 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 ~ All furniture is negotiable with the sale ~ Move in ready!