



GRASSROOTS
REALTY GROUP

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6 Garrison Place Red Deer, Alberta

MLS # A2256389



\$599,900

Division:	Garden Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,598 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Private Electric Vehicle Charging		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener Unit

Welcome to 6 Garrison Place in the desirable neighbourhood of Garden Heights. This modified bi-level offers 5 bedrooms, 3 bathrooms, and a thoughtful design that blends style, function, and comfort. From the curb appeal to the backyard, this home shows its quality throughout. The main floor features hardwood floors across the open living, dining, and kitchen spaces. The kitchen is designed with the cook in mind—maple cabinetry, granite counters, a center island, corner pantry, and stainless appliances. A bright living room with large windows and a gas fireplace creates a welcoming hub for the family, while the dining area opens to the deck for easy indoor-outdoor living. Two bedrooms and a 4-piece bathroom complete the main level. The primary bedroom sits privately above the garage and is a true retreat, complete with a walk-in closet and a 5-piece ensuite that includes dual sinks, a soaker tub, and a tiled shower with glass doors. The fully finished basement adds even more living space with a large family room, two additional bedrooms, a full bathroom, and plenty of storage. Practical details make this home stand out: a finished double garage with EV charger and roughed-in heat, high-efficiency furnace, underfloor heating, and a hot water tank built for family living. Outside, enjoy a two-tiered deck, landscaped yard with vinyl fencing, and a shed tucked neatly under the deck. This home backs onto a green space and walking path, offering extra privacy and access to the outdoors. Garden Heights itself is a fantastic community with playgrounds, trails, pickleball courts, and quick access to schools and shopping. This is more than just a home—it's a complete package for families who want quality, space, and location in one of Red Deer's most attractive neighbourhoods.

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