



GRASSROOTS
REALTY GROUP

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**175 Garrison Circle
Red Deer, Alberta**

MLS # A2257382



\$419,900

Division:	Garden Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,504 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Amazing 4bedroom upstairs home. This great 2 storey half duplex has all 4 bedrooms upstairs and still has the master bedroom ensuite and full bath. Well designed and newly built in 2013 this home has everything your family needs. Main floor has nice open concept with big windows and Beautiful dark cabinets in the kitchen. Stainless steel Appliances in great condition. Walk through Pantry goes into the laundry/mud room and accesses into your attached garage. Extra half bath on the main floor is convenient. Upstairs you'll find the 4 large bedrooms all with closets and big window. Master bedroom has the 4pc ensuite and walk-in closet. Another 4 pc bath upstairs for family living. Downstairs has lots of room for storage or future living room development. Nice sized Backyard with sunny deck and located in the desirable Garden Heights. There are tons of walking trails and parks very close, as well as the Clearview shopping area and schools for daily living. This is a must see!!