



**2 Garrison Place  
Red Deer, Alberta**

**MLS # A2135942**



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Lawn, Landscaped, Level, Street Lighting, Private, Recta		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** NA

Visit REALTOR® website for additional information. Nestled in desirable Garden Heights in Red Deer, this stunning 2 story home has a double attached garage & a charming wrap-around porch that is inviting to enjoy the beautiful surroundings. Step inside to an open floor plan accentuated by high ceilings, & boasts a unique 3-sided gas fireplace, seamlessly connecting the living and dining areas. The modern kitchen has stainless appliances, a pantry, & a convenient breakfast bar, plus a kick plate for central vac. The main floor includes an office, 2 pc bath & laundry. Head to the 2nd level to find a master suite with a walk-in closet & luxurious 4 pc bath plus 2 more beds, a 4 pc bath. There is an unfinished basement with endless possibilities. Don't miss out on this exquisite home located next to beautiful walking trails.