

# **\$319,900 - 33 Golden Crescent, Red Deer**

MLS® #A2234909

**\$319,900**

1 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.03 Acres

Garden Heights, Red Deer, Alberta

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!

Built in 2018

### **Essential Information**

MLS® #	A2234909
Price	\$319,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,019
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	33 Golden Crescent
Subdivision	Garden Heights
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2P9

### **Amenities**

Amenities	Visitor Parking
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Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, See Remarks, Single Garage Attached, Guest
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Bath, Double Sided, Master Bedroom, See Remarks
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	R-M

## Listing Details

Listing Office	Lime Green Realty Inc.
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