

# \$389,000 - 175 Garrison Circle, Red Deer

MLS® #A2209738

## \$389,000

4 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.09 Acres

Garden Heights, Red Deer, Alberta

Spacious 1/2 Duplex in a Fantastic Red Deer Location!

This 4-bedroom, 2-bathroom home features a bright and open-concept kitchen with an island, perfect for family gatherings. Enjoy the convenience of a 1/2 bath on the main floor, washer/dryer, and a walk-through pantry from kitchen that leads to the single attached garage. The fully fenced backyard with alley access provides a private retreat, and a nearby playground makes it ideal for families. The unfinished basement is ready for your personal touch! This property has always been a successful rental, making it a great investment opportunity.

Built in 2013

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209738               |
| Price          | \$389,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,358                  |
| Acres          | 0.09                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 175 Garrison Circle |
| Subdivision | Garden Heights      |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4P0P5              |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Parking Pad, Single Garage Attached, Driveway |
| # of Garages   | 1   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 45              |
| Zoning         | R1A             |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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