

# \$529,900 - 2 Garrison Place, Red Deer

MLS® #A2182515

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,835 sqft  
Residential on 0.13 Acres

Garden Heights, Red Deer, Alberta

Welcome to 2 Garrison Place, nestled in the prestigious and highly desired subdivision of Garden Heights, located on a quiet keyhole close with RV parking, 30-amp power on the outside of the garage, and direct access to Red Deer's famous bike and walking trails that lead directly to the McKenzie Trails Park. This original owner home was custom built and features soaring 18' ceilings in the great room, 80 inch TV Nook, accented by a cozy peninsula gas fireplace, plenty of south facing windows allowing ample amount of natural light into the living space plus a main floor office that could easily work for a 4th bedroom if needed. The open design is perfect for entertaining, and the galley style kitchen offers plenty of counter space, with a breakfast bar, tastefully accented with ample elegant white cabinetry all with soft close doors and drawers, under cabinet lighting, a spacious fully customizable corner pantry, and completed with stainless steel appliances. There is spacious main floor laundry room with a convenient storage cabinet. The upper level has 3 large bedrooms, all with walk-in closets, and a main bathroom with a large linen closet. The spacious master bedroom offers plenty of room for a king-sized bed, with a large ensuite featuring a dual vanity, plenty of extra cabinet space, and a good-sized walk-in closet with a fully customizable Freedom Rail shelving system from Canadian Closet in every closet of the home. The garage is a true Man Cave. It is fully insulated, heated, with a floor drain,



and has a sink with hot/cold water. Other notable upgrades include an extra thick overhead door, 13â€™™ ceilings, plenty of extra 20 Amp plug ins, connections for cable and internet, a side mount overhead door opener, and roughed-in under slab heat. For added convenience, the main floor powder room is located right at the garage entrance. The spacious basement awaits your personal touch, but can be set up for an additional 2 bedrooms, full bathroom, family room, and plenty of extra storage space with some exterior wall electrical wiring already done and has under slab heat roughed in. Even more notable features include â€“ CAT5, Smart Home Wiring, air conditioning, central vac, security system, 2 covered decks, poured aggregate driveway and sidewalks that are extra wide, and a zero maintenance fence. This property is within walking distance to Clearview Market. Donâ€™™t miss this spotless move-in ready home with an amazing location.

Built in 2014

### **Essential Information**

MLS® #	A2182515
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,835
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	2 Garrison Place
Subdivision	Garden Heights
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0P7

### Amenities

Utilities	Garbage Collection
Parking Spaces	2
Parking	Aggregate, Double Garage Attached, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, No Smoking Home, Open Floorplan, Pantry, Smart Home, Wired for Data, Walk-In Closet(s)
Appliances	Central Air Conditioner
Heating	Forced Air, High Efficiency, In Floor Roughed-In, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	RV Hookup
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	December 6th, 2024
Days on Market	219
Zoning	R1

### Listing Details

Listing Office

RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.