

# **\$319,900 - 101 Golden Crescent, Red Deer**

MLS® #A2211139

**\$319,900**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.03 Acres

Garden Heights, Red Deer, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ 2 BEDROOM, 1 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 east 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 east and south facing 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 offers ample closet space ~ 2nd bedroom is also a generous size and is located next to the 4 piece main bathroom with a quartz topped vanity and extra deep bath tub ~ Single attached garage is insulated, finished with drywall, has built in shelving, 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/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!

Built in 2022

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211139      |
| Price          | \$319,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,020         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 101 Golden Crescent |
| Subdivision | Garden Heights      |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4P 2S7             |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Utilities      | Electricity Connected    |
| Parking Spaces | 2                        |

|         |                                                                                                                  |
|---------|------------------------------------------------------------------------------------------------------------------|
| Parking | Driveway, Garage Door Opener, Garage Faces Front, Guest, Insulated, Parking Pad, Plug-In, Single Garage Attached |
|---------|------------------------------------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                               |
|------------|---------------------------------------------------------------------------------------------------------------|
| Appliances | 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 | 1 |
|-----------------|---|

|            |                  |
|------------|------------------|
| Fireplaces | Gas, Living Room |
|------------|------------------|

|          |      |
|----------|------|
| 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 | April 11th, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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