

# \$399,000 - 175 Garrison Circle, Red Deer

MLS® #A2209738

## \$399,000

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	\$399,000
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 Driveway, Parking Pad, Single Garage Attached  
# 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 13  
Zoning R1A

## Listing Details

Listing Office Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.