

# \$875,000 - 14 Garrison Place, Red Deer

MLS® #A2262081

## \$875,000

5 Bedroom, 4.00 Bathroom, 2,308 sqft  
Residential on 0.19 Acres

Garden Heights, Red Deer, Alberta

A rare opportunity to own a stunning fully developed WALKOUT 2 storey with a triple attached garage in an UNBEATABLE location! This original owner home offers everything and more backing onto walking trails and green spaces in the sought after neighbourhood of Garden Heights. The main floor showcases an open concept design with a chef-like kitchen featuring stainless steel appliances including a gas stove, quartz countertops, stone facing hood fan and accented island as well as a walk through butlers pantry/coffee nook. The beautiful living room is highlighted by the stone facing gas fireplace and abundance of windows overlooking the beautiful yard and rear trails. From the dining room you can access the oversized deck which spans across the rear of the home & features a BBQ gas line - the place you will want to unwind after a long day. Designed with family in mind the layout just makes sense offering a large bonus room and three great size bedrooms upstairs plus laundry which is an added convenience. The primary oasis is exactly that, featuring a gorgeous double vanity, separate soaker tub, a custom tiled shower and of course the oversized walk-in closet with custom shelving. The walkout basement is where you're going to want to entertain guests with access to the rear patio and with bar seating with no rear neighbours.. there is nothing better! The basement is completed by two additional bedrooms, a 4pc bathroom and storage space. Central A/C, R/I in-floor heat, a heated triple



attached garage, R/I central vacuum and more are some added bonuses here. Properties in this location rarely make it to the market providing you with an amazing opportunity to own a beautiful home in an extra beautiful location.

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262081    |
| Price          | \$875,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,308       |
| Acres          | 0.19        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 14 Garrison Place |
| Subdivision | Garden Heights    |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4P 0P7           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                                                                                                 |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------|
|                 | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                                       |
| Appliances      | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air                                                                                                                      |
| Cooling         | Central Air                                                                                                                     |
| Fireplace       | Yes                                                                                                                             |
| # of Fireplaces | 1                                                                                                                               |
| Fireplaces      | Gas                                                                                                                             |
| Has Basement    | Yes                                                                                                                             |
| Basement        | Full                                                                                                                            |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Stone, Vinyl Siding                                                                         |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 32                |
| Zoning         | R-L               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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.