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## 4413 Embury Crescent Red Deer, Alberta

MLS # A2266547



\$439,500

Division: Eastview Residential/House Type: Style: Bungalow Size: 1,210 sq.ft. Age: 1961 (64 yrs old) **Beds:** Baths: Garage: Single Garage Attached Lot Size: 0.21 Acre Lot Feat: Back Lane, Back Yard, Landscaped

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt, Flat Torch Membrane **Basement:** LLD: Full Exterior: Zoning: Stucco R-L Foundation: **Poured Concrete Utilities:** 

Features: Central Vacuum, Open Floorplan, See Remarks

**Inclusions:** Fridge, stove, b/i microwave, b/i dishwasher, deep freeze, fridge in basement, window coverings, central vac and attachments, shed, Telus alarm system (no contract), garage door opener.

Located across from the Eastview Elementary School and playground on a quiet crescent, this large pie-shaped and treed lot has everything your family could want! Once inside, you'll appreciate the open floor plan with engineered hardwood floors throughout. The main level features vaulted ceilings, gas fireplace with hearth and mantle, and large windows overlooking the school yard across the street. Sightlines to the open kitchen and dining room mean that entertaining this upcoming holiday season will be a breeze. The kitchen has two-tone upgraded cabinetry with soft-close drawers, under cabinet lighting and crown molding. Enjoy the tiled backsplash, quartz countertops, stainless steel appliances including undermount sink, and bay window over the sink area. Three bedrooms upstairs including a primary with walk-in closet, 4 pc bathroom and attached single car garage complete the main level. Downstairs you'll find a large carpeted family room, 1 additional bedroom, upgraded 3 pc bathroom with electric in-floor heat, large storage room and laundry space with utility sink. One additional room is currently being used as an office. Outside you'll enjoy the backyard space with newly installed chain link fence surrounding the entire property, including a double ranch-style gate to access the property from the alley. Other upgrades include: Hunter Douglas blinds throughout the home, upgraded baseboards and trim, new paint and windows throughout, new concrete driveway and sewer pipe recently lined along the entire length. There's more than enough to build a big double garage out back so you can have three indoor parking spots or convert the single attached garage to a golf simulator room or workshop. Come and view this amazing family home today!