

**53 Emmett Crescent
Red Deer, Alberta**

MLS # A2274833



\$619,900

Division: Evergreen

Type: Residential/House

Style: 2 Storey

Size: 1,904 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.10 Acre

Lot Feat: Back Lane

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1-G

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: 10 Year Progressive New Home Warranty

THIS MAGNIFICENT NEW BUILD TWO STOREY WITH AN UPPER LEVEL BONUS ROOM IS SITUATED ON A QUIET STREET IN THE MUCH SOUGHT AFTER AREA OF EVERGREEN, a subdivision that is designed for peace and tranquility with a water feature and extensive green space for trails, biking and walking! Enter this stunning home to 9 ft Main Floor Ceilings with Luxury Vinyl Plank Flooring flowing through to the EAST FACING OPEN PLAN LIVING/DINING/KITCHEN revealing a gorgeous Living Room Fireplace with a Floor to Ceiling Dark Grey Stone Surround! A Chef's Dream Kitchen with White Cabinetry/Soft Close Drawers/Quartz Countertops/Center Island with Extended Breakfast Bar/Pantry and All Stainless Steel Appliances included (Fridge with Water)! The Kitchen overlooks the good sized Dining Area with garden door access to a 14' x 10' East Facing Deck with metal railing surround! Completing the Main Level we have the Laundry Room with garage access and a convenient 2 Pce Washroom. Proceeding to the Upper Level there is the BONUS ROOM, a spacious Primary Bedroom with an Oversized Walk in Closet (12'11" x 5'1") and a 3 Pce Ensuite with Dual Sinks, Quartz Countertops, Tile Floor and 5 Ft Shower with Full Tile Surround! Next the Two Secondary Bedrooms and the Main 4 Pce Bath with Quartz Countertop and Tile Floor! The basement is open for development with "roughed in" infloor heat! POSSESSION IS IMMEDIATE!