

53 Emmett Crescent  
Red Deer, Alberta

MLS # A2274833



## \$619,900

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!