



**GRASSROOTS**  
REALTY GROUP

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**39 Eaton Crescent  
Red Deer, Alberta**

**MLS # A2221581**



**\$650,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1WS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Microwave, Hood Fan		

Beautiful New Build with a TRIPLE ATTACHED garage by Bella Rosa Developments Ltd. estimated completion end of July! This gorgeous property will showcase oak vinyl plank which will run all throughout the main floor. The open concept main level features a gorgeous kitchen with upgraded stainless steel appliances (water line to fridge), full tile backsplash, quartz counters, a pantry and full tile backsplash. Off of the dining room you can access the 10x12 South facing deck with a gas line. The yard will be fully fenced & landscaped. Off the garage there will be a bench and hooks. Upstairs is a great layout with 3 bedrooms including the primary suite with a walk-in closet and ensuite with a double vanity and large shower. Two additional bedrooms great for young kids, a beautiful 4pc bathroom with quartz counters and the laundry room complete the upper floor. The undeveloped basement awaits your finishes. The 23x29 attached garage has R/I heat. Located in a great spot with a nice size yard this new build is loaded with value!