



**GRASSROOTS**  
REALTY GROUP

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**35 Eldridge Crescent  
Red Deer, Alberta**

**MLS # A2228422**



**\$495,000**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Storage		

**Inclusions:** Paint, Additional Flooring & Stain for Deck, Custom Window Blinds, Gazebo, Hot Tub & Hot Tub Cover

Welcome to this Spacious Home with Room for the Whole Family! Nestled in a quiet, family-friendly neighbourhood, this beautiful 4-level split home offers the perfect balance of space, functionality, & charm. With 4 bedrooms, 3 full bathrooms & a double attached garage, this home is ideal for growing families or anyone who values extra room to spread out. Step inside and you will immediately feel the warmth & character nestled in the quiet community of Eastview Estates. The bright, generous living room welcomes you with hardwood floors and a large bay window that floods the space with natural light. It is the perfect place to host friends or curl up with a book. The formal dining area just off the living room offers an elegant space for hosting dinner parties and family meals. The heart of the home - the kitchen - is a true standout, featuring solid oak cabinetry, an abundance of counter space, a wall pantry, & a large window over the sink with views of the beautifully landscaped backyard. The adjacent eat-in dining nook with its own bay window & garden doors leads you out to a massive south-east facing deck - ideal for morning coffee or hosting summer BBQs while the kids or pets play in the fully fenced backyard. The upper level hosts a spacious primary bedroom that easily fits a king-sized bed, complete with mirrored closet doors & a private 4-piece ensuite. Two additional good-sized bedrooms are just down the hall & share a full 4-piece bathroom - perfect for kids or guests. On the lower level, you will find a cozy family room with a fireplace, perfect for movie nights or relaxing by the fire on cool evenings. This level also features a 4th bedroom, ideal for a teen, home office, or guest room & a combined 4-piece bathroom & laundry area for added convenience. The basement is partially finished, offering a large flex space that could be a home gym, playroom, workshop, or future

development project, along with tons of storage space to keep your home clutter-free. The double attached garage is fully drywalled & insulated, with a convenient man door leading to the front yard. The backyard is a true oasis, featuring mature trees, perennials, shrubs & even an apple tree, with back-alley access and plenty of room for kids to run or to build your dream garden. Updates since 2021 include newer Kitchen Countertop and Sink, Newer Toilets, Vanity in ensuite, all newer Appliances. 14 mm Waterproof Laminate flooring in family room & bedrooms. Newer Furnace, a 135-gallon Hot Water Tank, UVC Air Purifier, & Central Air Conditioning. The Electrical Panel also was upgraded. Hot Tub, as well as in 2024, Roof Repairs & 30-year Shingles. Located just steps away from a large green space, multiple playgrounds, scenic walking trails, & a community hall, this home is perfectly positioned for an active family. You will also enjoy easy access to public transit, schools, & all amenities. If you have been searching for a home with space, charm, & a welcoming community feel - this is the one.