



GRASSROOTS
REALTY GROUP

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**31 Eaton Crescent
Red Deer, Alberta**

MLS # A2232750



\$577,395

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-W
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Discover this award-winning two-storey home located in the scenic community of Evergreen. With 3 bedrooms, 2.5 bathrooms, and a large central bonus room, this home offers functional design and modern elegance. Enjoy 9’ ceilings on the main floor and 9’ foundation walls that enhance the sense of space. The great room features a striking 50” linear electric fireplace with remote control for flame and colour settings. The kitchen is finished with quartz countertops, a walk-through pantry with French doors and frosted glass, and a smart home package for added convenience. A spacious upstairs laundry room is located close to all bedrooms, and metal spindle railings add a contemporary touch to both floors. A double front attached garage provides secure parking and storage. Evergreen is known for its natural surroundings, parks, and quick access to major amenities, making it an ideal location for modern family living.