



**GRASSROOTS**  
REALTY GROUP

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**26 Eldridge Crescent  
Red Deer, Alberta**

**MLS # A2240178**



**\$580,000**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,132 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Concrete, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Fridge, Gas stove, Dishwasher, washer, dryer

Welcome to your next family home spacious, beautifully updated, and backing onto a peaceful green space. Located on a quiet pie shaped lot, this two story home offers the perfect blend of style, comfort, and functionality. From the moment you walk in, you'll appreciate the warm and inviting feel created by natural light, engineered hardwood flooring, and charming design touches like exposed beams and a cozy wood burning fireplace. The main floor is ideal for both everyday living and entertaining, featuring an open layout and a show stopping kitchen that's sure to impress. With custom cabinetry, quartz countertops, high end appliances including a gas stove with dual ovens, and a built in breakfast nook overlooking the backyard, this kitchen has been thoughtfully designed to be as beautiful as it is functional. Upstairs offers the rare convenience of four bedrooms, including a spacious primary suite with a fully renovated ensuite complete with a walk in shower, double sinks, and a walk-in closet. A second full bathroom on this level has also been refreshed while maintaining its original character. Step outside onto the west-facing DuraDeck and take in the view of the green space beyond a perfect spot to enjoy summer evenings. The backyard offers room to run and play, and a paved path behind the home leads to a nearby playground and sports courts, making this a great location for active families. Back inside, you'll love the practical features like the updated mudroom/laundry space, additional storage, and the heated garage with newer insulated overhead door. The home is also equipped with A/C, in-floor heat in the basement, and two furnaces for year round comfort. With major updates already completed including roof, windows, upstairs carpet, and main level finishings this home is move in ready. The basement is undeveloped

and offers great potential for future growth. Beautifully maintained and full of thoughtful upgrades, this is a home you won't want to miss.