



**GRASSROOTS**  
REALTY GROUP

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**39 Eaton Crescent  
Red Deer, Alberta**

**MLS # A2247250**



**\$650,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,681 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>	N/A		

Beautiful New Build with a TRIPLE ATTACHED garage by Bella Rosa Developments Ltd. is now completed and ready for immediate possession! This gorgeous property showcases 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, and a pantry. Off of the dining room you can access the 10x12 South facing deck with a gas line. The backyard is fully fenced & landscaped. Off the garage there is a bench & hooks perfect for the kids. Upstairs is a great layout with 3 bedrooms including the primary suite with a walk-in closet and ensuite with a double vanity with quartz counters and a 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!