



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**56 Emmett Crescent
Red Deer, Alberta**

MLS # A2251622



\$619,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,119 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: top soil to grade

Make this Halloween the best ever with a Brand New Home! This FULLY FINISHED modified bi-level built by Asset Builders Corp. (Winner of the 2024 Builder of the Year) is located in the Evergreen subdivision, with beautiful walking trails, green spaces, 2 min drive to groceries, restaurants & Riverbend golf course. 4 bedroom, 3 bath home is the perfect size home for your family with double attached garage & back yard w/back lane for extra parking of an RV, or space for kids & Fido! Step up on the 5'x6' verandah into this spacious entryway that you will appreciate. Up to the main level which features natural light streaming through many triple paned windows throughout the home. Kitchen features quartz countertops & 4 upgraded appliances. The open floor plan on this level is great for entertaining & families with the nice flow between the great room w/pretty electric fireplace & dining & kitchen. Plus a full bath & bedroom on this main level, perfect for a home office. Upstairs is the nice sized primary bedroom with a full ensuite & walk in closet with window for extra light. Downstairs is super bright & has 2 good sized bedrooms, family room area & another full bath. Underfloor heat roughed in. Sunny west facing Back deck is 16'x10' w/metal railing & nice sized yard, perfect for a gardener or sun worshipper. GST is included with any rebate to builder. Finished photos are from previous home with mirrored layout & similar colors.