



**GRASSROOTS**  
REALTY GROUP

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

14 Edgington Avenue  
Red Deer, Alberta

MLS # A2259870



**\$439,900**

Division:	Eastview Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,144 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** shed, storage

Welcome to Eastview, one of Red Deer's most beloved neighbourhoods—where the trees are mature, the streets are quiet, and the schools are just a short walk away. This 4-level split home offers over 1,000 sq. ft. of smartly designed living space, blending character and practicality for a family on the go. Step inside and notice the vaulted ceilings, hardwood floors, and the abundance of natural light flowing through triple-pane windows. The kitchen and dining area open easily for everyday meals or hosting family dinners. Upstairs, you'll find comfortable bedrooms and a half ensuite off the primary for those mornings when everyone's trying to brush their teeth at the same time. The lower levels bring flexibility with additional living spaces—whether you need a family room for movie night, a playroom for the kids, or a home office that isn't in the corner of your bedroom. With a newer washer/dryer, laundry day runs more smoothly (and quietly). Outdoors, the landscaped front yard sets the tone, while the back offers alley access, RV parking, and a 2-car garage. The lot size gives just enough space to garden, BBQ, and play catch, without demanding every Saturday for mowing. Location is a winner: middle schools, trails are all nearby, making it easy to get where you need to go without much fuss. If you've been looking for a home that balances comfort, convenience, and room to grow, Eastview is calling—bring your family, your plans, and maybe your camper, too.