



GRASSROOTS
REALTY GROUP

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44 Earl Close
Red Deer, Alberta

MLS # A2262751



\$469,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,390 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Freshly re-launched and ready for immediate possession, this brand-new two-storey home in Evergreen offers modern living without the added cost of condo fees. Built by Abbey Platinum Master Builder, this thoughtfully designed 3 bedroom, 2.5 bathroom home combines clean contemporary finishes with a functional open-concept layout that truly works for everyday life. The main floor is bright and inviting, featuring quartz countertops, sleek modern cabinetry, and a full LG appliance package including washer and dryer. Large windows and an open flow make the space ideal for both entertaining and relaxing at home. Upstairs, you'll find three generously sized bedrooms, convenient upper-floor laundry, and a private primary retreat complete with a walk-in closet and full ensuite. Every detail has been carefully considered to provide comfort, efficiency, and timeless appeal. An attached garage, front driveway parking, and a backyard with deck and rear alley access add to the home's functionality. Central vacuum and water softener rough-ins are already in place, offering added value and future convenience. Enjoy peace of mind with Alberta New Home Warranty coverage, including a one-year builder warranty and ten-year structural protection. Located in one of Red Deer's most desirable communities, Evergreen is known for its family-friendly atmosphere, scenic walking paths, parks, and tranquil water features, all while being close to schools, shopping, and everyday amenities. This is the final opportunity to own a brand-new home on Earl Close. Modern, move-in ready, and re-launched with purpose — this one is ready to go.