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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 (1 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, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features: Closet(s)	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open	Floorplan, Pantry	v, Recessed Lighting, Vinyl Windows, Walk-In

Inclusions:

Welcome to this beautifully finished 3-bedroom, 2.5-bathroom home in the highly sought-after community of Evergreen. Built by Abbey Platinum Master Builder, this modern two-storey home showcases high-end craftsmanship with a thoughtfully designed open-concept layout. You' Il love the quartz countertops, sleek modern cabinetry, and brand new LG appliances, including washer and dryer. The upper level offers three spacious bedrooms, convenient upper-floor laundry, and a stunning primary suite featuring a walk-in closet and private ensuite. This home also includes an attached garage with a front driveway for extra parking, a backyard with a deck and alley access, as well as central vacuum and water softener rough-ins for future comfort and convenience. Evergreen is one of Red Deer's most desirable communities—offering over 4 km of scenic walking paths, parks, and a tranquil water feature. With its family-friendly atmosphere and close proximity to schools, shopping, and amenities, it's the perfect balance of nature and convenience. These homes boast modern open-concept living and contemporary finishes designed to suit today's lifestyle. Enjoy peace of mind with Abbey Platinum's comprehensive one-year builder warranty, along with ten-year coverage on select components through the Alberta New Home Warranty Program. This is modern living at its finest—move in and enjoy!