



**20 Eaton Crescent  
Red Deer, Alberta**

**MLS # A2271239**



**\$774,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-W
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This stunning custom-built home by Avera Homes sits in the heart of Evergreen, one of Red Deer's most desirable and thoughtfully designed communities. Evergreen is where nature is at your door, and multi-use trails connect seamlessly to the city's renowned trail system making outdoor recreation an everyday experience. Featuring four spacious bedrooms, a large bonus room, and an upper floor laundry room with built-in sink, this home is designed for modern family living with elevated comfort and style. From the moment you arrive, you'll notice the attention to detail—from the covered front entry with composite decking to the striking designed exterior with unique custom arches that enhance the architectural beauty of this home. Step inside to discover a spacious, light filled layout featuring vaulted ceilings, 9' walls and of course the heart of the home is a chef's dream kitchen, showcasing premium level quartz countertops, a massive 5' x 10' hickory island with a farmhouse sink, and bespoke cabinetry throughout. Riobel brushed brass plumbing fixtures, ultra-clear curb-less glass shower enclosure, and a freestanding one-piece tub bringing spa level luxury to the bathroom. Every element of this home has been carefully upgraded. ~ Custom light fixtures and lighting plan ~ Solid white maple railings ~ Venetian plaster custom designed fireplace and range hood ~ Upgraded appliances and flooring ~ Custom tile and door hardware ~ Spray foamed garage ceiling and wall cavities for enhanced comfort in the primary suite. The outdoor living space is just as refined with a covered rear deck finished in composite decking perfect for year round enjoyment. The undeveloped basement is roughed in for in floor heat and ready for your personal touch, ideal for expanding your living space as needed. This home is more than just a place to live.,

it's a statement of craftsmanship, comfort, custom design and precision design throughout the interior and exterior. Every detail has been carefully curated to offer a truly one of a kind living experience, blending modern elegance with timeless architectural features. From premium finishes to thoughtful upgrades throughout, this property is a must see for discerning buyers who value quality and character in every square foot.