



**153 Emerald Drive
Red Deer, Alberta**

MLS # A2294916



\$764,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Pantry, Quartz Counters, See Remarks		

Inclusions: Central AC, Gas heater in garage

Open concept living with attached oversized double CAR GARAGE, featuring a SPACIOUS kitchen with a large island, QUARTZ countertops, soft close cabinets, STAINLESS STEEL appliances, and a walk thru PANTRY. ' ceilings on the main level with large windows allow for lots of natural light. Plenty of closet space, and a MUDROOM, for increased organization. The upper level features a BONUS ROOM, SECOND FLOOR LAUNDRY, 2 bedrooms, full bath with quartz, PLUS a generous Primary bedroom w/ ensuite. The 4 pc ENSUITE features quartz countertops, DUAL SINKS and vanities, a MAKE-UP DESK, and 2 WALK-IN CLOSETS. High efficiency hot water tank and furnace, HRV, Lutron Caseta SMART HOME TECHNOLOGY, TRIPLE PANED low E windows, R50 insulated attic, basement in-floor heat rough in, and wi-fi compatible garage door opener are also included. Central AC, fully fenced and landscaping compete!