



**56 Evergreen  
Red Deer, Alberta**

**MLS # A2296877**



**\$369,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	6,921 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Vinyl Windows		

**Inclusions:** Shed

Let's be honest: most townhomes feel cramped, but this two-storey in Evergreen actually breathes. The main floor is wide open, bright, and anchored by a designer kitchen featuring rich dark wood cabinets, a tile backsplash, and a central island with an eating bar—perfect for hosting or a quick morning coffee. The Highlights: The Quiet Zone: All three bedrooms are tucked away on the lower level, including a primary with its own ensuite. It's a smart layout that keeps the sleeping quarters private, quiet, and naturally cool in the summer. The Setup: With two full baths downstairs and a two-piece powder room tucked away on the main floor, you've got the perfect balance of convenience and privacy. The Yard: A fully fenced and landscaped backyard with a deck right off the dining area—ready for summer BBQs. The Perks: Durable vinyl plank flooring, a double gravel parking pad, and located in one of Red Deer's best newer subdivisions. Whether you're buying your first place, downsizing, or looking for a solid investment, this home gives you a space that actually works.