



**B, 10 Evergreen Way  
Red Deer, Alberta**

**MLS # A2300547**



**\$430,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into modern living with this stylish 2-Storey townhome in the desirable community of Evergreen. Designed with today's lifestyle in mind, this brand-new home offers a bright, open-concept main floor highlighted by large triple-pane windows and durable vinyl plank flooring. The spacious kitchen features a large quartz island perfect for meals, homework, or entertaining, along with a built-in pantry and a full stainless appliance package. The dining area easily accommodates larger tables, while the separate rear mudroom—with a convenient half bath—keeps daily life organized. From here, access your 9' x 12' back deck with aluminum railing and enjoy your private yard, complete with a 6' wood fence on both sides and parking for two off the paved lane. Upstairs, you'll find a well-planned layout with upper-floor laundry, two comfortable bedrooms, a full main bath, and a generous primary suite featuring a walk-in closet and a 4-piece ensuite. Extra hallway storage adds even more functionality. The basement offers 9' ceilings and is ready for your future development, with space for a bedroom, bathroom, and family room. Located close to shopping, schools, parks, and golf, this home blends comfort, convenience, and modern design—perfect for first-time buyers, downsizers, or investors. A single detached garage can also be added in the future.