



**52 Evergreen Way
Red Deer, Alberta**

MLS # A2301523



\$384,900

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|------------------|-----------------------|---------------|------------------|
| Division: | Evergreen | | |
| Type: | Residential/Four Plex | | |
| Style: | Bi-Level | | |
| Size: | 679 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | City Lot | | |

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|--------------------|-----------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: All existing appliance and window coverings (as is)

Welcome to 52 Evergreen Way in Red Deer, located in the desirable and well established community of Evergreen. This beautiful end unit townhome offers a wider footprint and larger yard than some interior units, along with thoughtful upgrades and exceptional care throughout. Step inside to a spacious entry and head up to the bright, open concept main level featuring 9’ ceilings and luxury vinyl plank flooring. The stunning kitchen is beautifully finished with quartz countertops, full tile backsplash, a large island with seating, and an abundance of white cabinetry extending to the ceiling. It is open to the dining and living areas, creating the perfect space for entertaining or spending time with family. The living room showcases an oversized Napoleon gas fireplace with a custom feature wall, creating a warm and inviting focal point. The space is also thoughtfully designed with a built-in TV niche to conceal wiring for a clean, modern look, and the TV wall mount is included. From the main living area, step out to your private west facing deck where you can enjoy afternoon sun, evening sunsets, and open views of the green space. A phantom screen door was added to the deck in June 2025 and comes with warranty. The outdoor area has been carefully designed for low-maintenance living, featuring a stamped concrete patio, gravel landscaping, established perennials, and a well-built shed. The fully finished lower level offers three bedrooms, including a spacious primary suite with a walk-in closet and an updated ensuite featuring a large shower. Two additional bedrooms, a full bathroom, storage, and convenient in-hall laundry complete the lower level. Additional highlights include air conditioning, a high-end ceiling fan, stainless steel appliances including a gas stove, and both front and rear parking options. The yard is fully finished with no lawn to maintain, making

this an ideal property for those seeking low-maintenance living. Located close to walking paths, scenic ponds, playgrounds, and within walking distance to Clearview Market, this home offers both comfort and convenience in a fantastic neighborhood.