



**52 Emmett Crescent  
Red Deer, Alberta**

**MLS # A2301867**



**\$585,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<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-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV Bracket in Living Room, Two Garage Controls, 10 Year Progressive New Home Warranty

WELCOME TO THIS GORGEOUS NEW BUILD MODIFIED BILEVEL IN THE DESIRABLE AREA OF EVERGREEN! FANTASTIC SUNSET VIEWS ACROSS COUNTRY FIELDS FROM YOUR WEST FACING 14' X 10' DECK! Within easy walking distance to the surrounding walking/biking trails and water feature plus five minutes north to the Riverbend Golf and Recreation Center and five minutes south for all your shopping needs! Enter this SPECTACULAR HOME to a spacious and tiled entry leading to the Main Level Sunny and Bright West Facing Open Plan Living/Dining/Kitchen with Luxury Vinyl Plank Flooring, Vaulted Ceilings and an Eye-Catching Electric Living Room Fireplace with a Cream Accented Floor-To-Ceiling Stone Surround! Impressive and Functional Dream Kitchen with TFL cabinetry, quartz countertops, center island with extended breakfast bar, pantry and all stainless steel appliances included (fridge with water)! The Dining Area, adjacent to the kitchen, is a generous size with a garden door out to the West Facing Deck which will have a metal railing surround! The Two Secondary Bedrooms and the 4 Pce Main Bath are situated on the main level. The Upper Level Primary Bedroom is a great size with a walk-in-closet and 4 pce ensuite with quartz countertop and tile floor! The basement is open for development with 9 ft ceilings and is "roughed in" for infloor heat. BONUS: PAVED BACK ALLEY! TAXES NOT YET ASSESSED....