



**144 Emerald Drive
Red Deer, Alberta**

MLS # A2076764



\$679,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,543 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Front sod, fenced backyard & top soil to grade in backyard

Fantastic New Floor Plan! This beautiful 5 bedroom modified bi-level, built by 2024 winner of Builder of the Year, Asset Builders Corp is waiting for your family. Step onto this composite front deck into this spacious entryway & be prepared to fall in love! This beautiful kitchen was made for entertaining & family gatherings! Stainless appliances, quartz countertops, a large island, floating shelves, clean lines, & a walk in pantry. Soaring ceiling in Great room & Dining room in addition to the numerous triple pane windows fill the area with natural light & the fireplace will warm your nights. 13'x10' west facing deck w/aluminum railing leads into your sunny (FENCE NOW INCLUDED) backyard w/paved back lane. Main floor also features 2 good sized bedrooms, full bathroom & a convenient home office just off the kitchen. Upstairs is the haven, a nice-sized primary bedroom with a large walk in closet, spectacular ensuite w/double sinks, custom tiled shower & a private east facing 11'x9' balcony with aluminum railing that will be perfect for the tranquil morning coffees. Downstairs is fully finished, has a spacious family room area that is big enough for those gatherings & game spaces combined. 2 more good sized bedrooms, another full bath, laundry room space & utility room finish off this bright basement area. Corner lot allows for plenty of extra parking, or future RV parking if needed. Front Sod included & Top soil to grade in backyard. Immediate possession. Alberta New Home Warranty included.