



**41 Erickson Drive  
Red Deer, Alberta**

**MLS # A2135686**



**\$309,900**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Vaulted Ceiling(s)		

**Inclusions:** N/A

WELCOME to your new SW facing home in Eastview Estates! This property is a perfect combination of new & mature, keeping the original charm while incorporating stylish modern updates. The oak hardwood floors, stained original wood panels & trim retain the rustic character & charm, while the new renovations offer contemporary comfort & convenience. This updated 4-level split home features a total of 5 spacious bedrooms, 2 full bathrooms, a walk-out to the grade level on the third level & a double detached garage. Three above-grade bedrooms, including a primary w' built-in closet shelving & a generous sized second bedroom. The third floor features a 3rd bedroom, a good sized walk-in closet, a 3-piece bathroom & a warm family room w' large windows & a grade level walk-out door to the backyard patio which offers ample space for a growing family. The basement features 2 additional bedrooms (windows not egress). The renovated 4-piece main bathroom features a brand-new bathtub, double-flow toilet, black bathroom hardware set, black plumbing and lighting fixtures, a stylish golden mirror and 24" x 24" anti-slip tiles on both the bathroom floor & tub surround. Wooden panel on the bathroom wall radiates authentic character. The second bathroom is equipped with a stand-up shower, new vanity, double flow toilet & matching black plumbing & electrical fixtures w' a coordinating black hardware set. Enjoy the quality of the latest black Moen taps in this home. The living room features vaulted ceilings w' wood beams, oak hardwood floors & a large front window, combining new renovations with classic elements. The inviting front foyer & entryway is beautifully tiled w' 24" x 24" anti-slip tiles, seamlessly transitioning to the living room & nook area. A formal dining room w' hardwood floors offers ample space for family meals & entertaining guests. The kitchen boasts

European cabinets, an eating bar, a bay window in the eating area, & a sliding patio glass door that opens to a private side deck. Brand new vinyl flooring on the 3rd and 4th levels complements the hardwood floors on the upper two levels, adding both durability & elegance. This south-facing house is bathed in natural light throughout the day, w' large windows & a sun-soaked skylight upstairs. Most bedroom doors & door hardware have been upgraded, enhancing the home's overall aesthetic. Double garage features high ceilings & a partially finished mezzanine. Additional space for RV parking or an add. vehicle on the subject lot. Garage offers plenty of storage & workspace options. The entire home has been freshly painted, with black curtain rods & white shelving in all bedrooms for a crisp, clean look. Two 4th level storage areas provide ample space for all your storage needs. Relax & enjoy the neighborhood from your covered 6'x20' front verandah, a perfect spot for morning coffee or evening relaxation. Located on a great sized welcoming lot surrounded by mature landscaping. Newer roof shingles. Home has no poly-b plumbing.