



**100 Emerald Drive  
Red Deer, Alberta**

**MLS # A2136963**



**\$784,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level, Up/Down		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	r1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** suite has washer, dryer, BI microwave, BI dishwasher, fridge, stove

**Stylish Luxury Home With a Legal Suite!** This modified bi-level, built by 2024 winner of Builder of the Year, Asset Builders Corp is built for those wanting a 2 bedroom suite for extra financial security. Step onto this composite front deck into this spacious entryway & be prepared to fall in love! This bright beautiful kitchen was made for entertaining & family gatherings! Stainless appliances, quartz countertops, & a white sil granite sink, a large island with storage on both sides, extra coffee bar area +extra beverage fridge & a walk in pantry. Soaring ceiling in Great room & Dining room in addition to the numerous triple pane windows fill the area with so much natural light & the fireplace will warm your nights. 13'x10' west facing deck done with duradecking & aluminum railing facing your sunny backyard w/paved back lane. Main floor also features 2 good sized bedrooms, full bathroom & a cute 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 frosted glass railing that will be perfect for the tranquil morning coffees. Flooring throughout is vinyl plank which looks fabulous & easy to keep, carpeting in bedrooms. Laundry for main level is in the basement utility/storage area, with completely separate hot water tank, furnace, + water softener & RO system. Enter from the back of the home into this bright 2 bedroom self contained suite with an excellent tenant in place! Cozy patio/entry, into this super clean entrance w/custom built in bench. Kitchen here is super bright as well, with 4 appliances & has a full sized pantry with side by side laundry. Living room is spacious with large window bringing in tons of natural light from the west. 2 bedrooms, another full bath, good sized linen & another full utility room with furnace & hot

water tank & panel. Corner lot allows for plenty of extra parking for guests, & gravel parking pad in backyard for tenant &/or future RV parking if needed off paved back lane. Yard is easy to maintain, done with sod & a few shrubs. Remainder of ANHW to be transferred to buyer.