



GRASSROOTS
REALTY GROUP

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**53 Emmett Crescent
Red Deer, Alberta**

MLS # A2182273



\$625,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Garage Door Controls, 10 Year Progressive New Home Warranty

THIS MAGNIFICENT NEW BUILD TWO STOREY WITH AN UPPER LEVEL BONUS ROOM IS SITUATED ON A QUIET STREET IN THE MUCH SOUGHT AFTER AREA OF EVERGREEN, a subdivision that is designed for peace and seclusion with a water feature and an extensive green space for trails, biking and walking! Five minutes from the Riverbend Golf and Recreation Center and equal distance to shopping at Clearview Market Square and Timberlands Market with elementary and high schools close by. Fabulous floor plan and gorgeous finishings with crisp white linen paint throughout! Elegant and spacious entry leading to the rear EAST FACING OPEN PLAN LIVING/DINING/KITCHEN with 9 ft ceilings and luxury vinyl plank flooring throughout! The Chef's Dream Kitchen has white cabinetry/quartz countertops/center island with espresso stained maple cabinetry and breakfast bar/pantry and all stainless steel appliances including fridge with water and a view to the Living Room which has an Electric Fireplace with Floor-To-Ceiling Dark Grey Stone Surround. Directly across from the Kitchen is a good sized Dining Area with garden door access to the 14' x 10' deck with metal railings. There is a convenient MAIN FLOOR LAUNDRY and 2 PCE BATH! The upper level presents the BONUS ROOM, a very spacious Primary Bedroom with a REMARKABLE OVERSIZED WALK IN CLOSET (12'11"x 5'1") and stunning 3 PCE ENSUITE WITH DOUBLE SINKS AND A 5 FT SHOWER WITH FULL TILE SURROUND + two good sized secondary bedrooms and a 4 pce main bath. Quartz countertops in all bathrooms with tile flooring in the 4 pce bath and ensuite. Basement is open for development with roughed in underslab heat and roughed in for an additional 4 pce bath. THIS GORGEOUS HOME IS IMMEDIATE POSSESSION! The Annual

HOA Fee for the year 2024 was \$125 + GST (\$131.25)..... The 2025 Annual HOA Fee is set at \$130 + gst = \$136.50. TAXES NOT YET ASSESSED.....