



GRASSROOTS
REALTY GROUP

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**40 Ellington Crescent
Red Deer, Alberta**

MLS # A2210768



\$612,400

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	R1WS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer,

Welcome to 40 Ellington Crescent, located in one of Red Deer's most sought-after new communities—Evergreen. This neighborhood offers the perfect mix of natural beauty and urban convenience, with scenic walking paths, a tranquil pond, and easy access to schools, shopping, restaurants, and recreation. Whether you're out for a peaceful stroll or running errands, everything you need is just minutes away. This beautiful 2-storey home offers over 2,000 sq ft of thoughtfully designed space with 3 bedrooms, a spacious bonus room, and room to grow in the undeveloped basement. The main floor features a bright and open layout with large windows, a modern feature fireplace, and a garden door that leads to a 14'x10' composite deck—perfect for summer evenings. The kitchen is both functional and stylish, featuring rich peppercorn-colored cabinetry, quartz countertops, a large center island, dry bar, and a walk-in pantry. Just off the kitchen, you'll find a convenient mudroom and a 2-piece powder room. Upstairs, you're greeted with a cozy bonus room, upper-floor laundry with built-in storage and a sink, and three well-sized bedrooms, including a primary suite with a walk-in closet and a beautiful 5-piece ensuite. The basement is ready for your ideas, with plenty of space for a future family room, bathroom, bedroom, and flex area. With modern finishes throughout and located in a community surrounded by green space, water features, and trails, this is more than just a home—it's a lifestyle.