

# **\$619,900 - 53 Emmett Crescent, Red Deer**

MLS® #A2182273

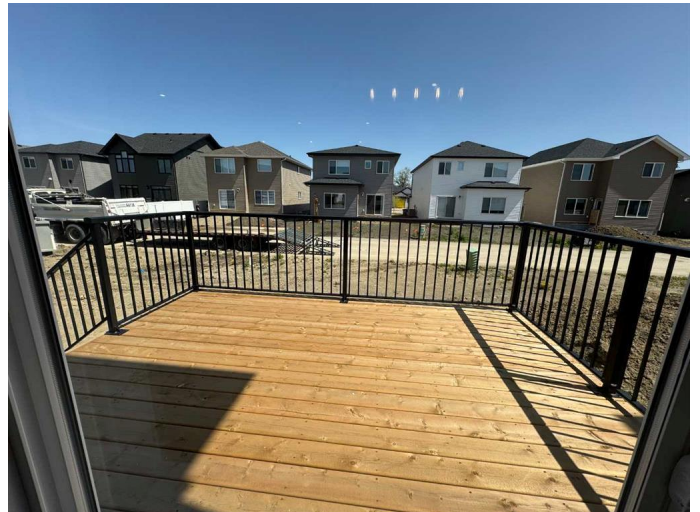
**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,904 sqft

Residential on 0.10 Acres

Evergreen, Red Deer, Alberta

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.....

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2182273    |
| Price          | \$619,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,904       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 53 Emmett Crescent |
| Subdivision | Evergreen          |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 3G8            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, See Remarks, Walk-In Closet(s), Vinyl Windows, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Microwave                                    |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Electric, Stone   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 6th, 2024 |
| Days on Market | 280                |
| Zoning         | R-N                |
| HOA Fees       | 137                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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