

45 Emmett Crescent

Red Deer, Alberta

MLS # A2249878



\$599,900

|             |                                                                                                                                              |        |                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Division:   | Evergreen                                                                                                                                    |        |                  |
| Type:       | Residential/House                                                                                                                            |        |                  |
| Style:      | 2 Storey                                                                                                                                     |        |                  |
| Size:       | 2,345 sq.ft.                                                                                                                                 | Age:   | 2024 (1 yrs old) |
| Beds:       | 3                                                                                                                                            | Baths: | 2 full / 1 half  |
| Garage:     | Double Garage Attached                                                                                                                       |        |                  |
| Lot Size:   | 0.11 Acre                                                                                                                                    |        |                  |
| Lot Feat:   | Back Lane, Back Yard                                                                                                                         |        |                  |
| Heating:    | Forced Air, Natural Gas                                                                                                                      |        | Water: -         |
| Floors:     | Carpet, Vinyl Plank                                                                                                                          |        | Sewer: -         |
| Roof:       | Asphalt Shingle                                                                                                                              |        | Condo Fee: -     |
| Basement:   | Full, Unfinished                                                                                                                             |        | LLD: -           |
| Exterior:   | Cement Fiber Board, Vinyl Siding, Wood Frame                                                                                                 |        | Zoning: R-N      |
| Foundation: | Poured Concrete                                                                                                                              |        | Utilities: -     |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s) |        |                  |
| Inclusions: | N/A                                                                                                                                          |        |                  |

Introducing the Elena B by Bedrock Homes! A beautifully crafted 3-bedroom, 2.5-bathroom two-storey with a double attached garage and paved back lane, located in Red Deer’s sought-after Evergreen community. Thoughtfully designed for both style and function, this home features a separate side entrance to the basement with a 9’ foundation, offering incredible potential for future development. The open-concept main floor is bright and modern, centered around a sleek kitchen with a quartz island, an elegant LED electric fireplace, and stylish metal spindle railings. Luxury Vinyl Plank flooring flows throughout the main level and all wet areas, while the mudroom adds practical charm with a built-in bench, shelving, and hooks. Set on a lane-backed lot for added privacy, this home is just steps from lush greenspaces, scenic walking trails, and a brand-new playground. With schools, shopping, dining, and outdoor recreation all close by, the Elena B delivers exceptional comfort, everyday convenience, and the vibrant community lifestyle you’ve been searching for!