



**41 Emmett Crescent
Red Deer, Alberta**

MLS # A2298022



\$729,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, dishwasher x2, microwave x2, garage door opener & control.

A brand new, Larkaun Homes legally suited house with a front attached double car garage in Evergreen! The front entryway greets you with luxury vinyl plank tile overlooking the wrought iron railings. The open style floor plan features luxury vinyl plank flooring throughout the living room, kitchen and dining room. Two toned kitchen cabinets are accented by crown mouldings, full tile backsplash, pot/pan drawers, stainless steel appliances, quartz countertops, an eating bar island and a patio door with built in blinds to moisture shield upper deck with aluminum railings. There are three bedrooms on the main floor. The king sized primary bedroom has a walk in closet and a 3 piece ensuite with a large glass door shower. The upper suite has its own laundry area in the basement. Enter through the basement into the fully contained suite. There is a large front entryway, an open style floor plan. The kitchen features crown mouldings, full tile backsplash, stainless steel appliances and a pantry. There are two additional bedrooms, a 4 piece bathroom and a laundry area in the utility room. All warmed by underfloor heat. 9' ceilings upstairs and downstairs. The backyard has a two car gravel parking pad. Located in desirable Evergreen, within walking distance to the park and path system.