



**22 Earl Close
Red Deer, Alberta**

MLS # A2325904



\$454,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,407 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: microwave hood fan, stove, refrigerator, dishwasher, tv bracket, washer, dryer, garage door opener & remote

Welcome to this beautifully two-storey half duplex nestled on a quiet close in one of Red Deer's most sought-after communities. Designed with an open-concept layout and flooded with natural light, this home offers the perfect blend of contemporary style, thoughtful functionality, and an unbeatable location. The heart of the home is the stunning designer kitchen, where dark cabinetry, gleaming stainless steel appliances, a spacious pantry, and an oversized centre island with an eating bar create the ideal space for gathering with family and friends. An abundance of cupboard space makes organization effortless, while the adjacent dining area provides plenty of room for entertaining. Upstairs, retreat to the spacious primary suite featuring a generous walk-in closet and a private ensuite complete with a beautifully finished glass and tile shower. Two additional bedrooms, a full bathroom, and the convenience of upper-level laundry make family living both practical and comfortable. The unfinished basement is a blank canvas, ready to bring your vision to life with additional living space, a home gym, or extra bedrooms. Living in Evergreen means embracing an active lifestyle surrounded by nature. This award-winning community offers an abundance of parks, playgrounds, scenic walking trails, natural reserves, and interconnected pathways that link to Red Deer's extensive trail system. Just minutes away you'll find Clearview Market Square with shopping, restaurants, fitness facilities, and everyday conveniences, while nearby amenities include River Bend Recreation Area, Riverbend boat launch, cross-country ski trails, and Three Mile Bend an off-leash dog park. Stylish, low-maintenance, and ideally located—this exceptional home offers the perfect balance of modern living and outdoor adventure in one of Red Deer's premier family communities.

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