



GRASSROOTS
REALTY GROUP

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**13 Ellington Crescent
Red Deer, Alberta**

MLS # A2331414



\$484,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,054 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: stove, fridge, dishwasher, garage opener 1 control

This impressive total finished 1808 sq ft bungalow, built by Edge Homes and currently under construction, epitomizes modern comfort and convenience. Ideal for discerning empty nesters or first-time buyers, this half duplex boasts amazing curb appeal with a covered composite front porch with metal railing. Step inside to discover a versatile front office or flex room bathed in natural light, complemented by luxury vinyl plank flooring that flows seamlessly through the spacious living room, dining area, kitchen, and den, all under soaring 9 ft ceilings. The kitchen is a chef's delight, featuring a central island, corner pantry, quartz countertops, soft-close cabinets, a black granite sink, and stainless appliances. The primary bedroom is complete with an ensuite bathroom showcasing a walk-in shower. Walk in closet & convenient main floor laundry nearby. 2 pce powder room for guests. A rear entry with a functional bench leads to a private 7x12 deck with a thoughtfully designed privacy wall, perfect for dining or relaxing in south facing yard. Downstairs, the basement continues the theme of luxury with 9 ft ceilings, offering a sprawling family room, two generously sized bedrooms, and a well-appointed four-piece bathroom, all enhanced by plush carpeting. The single attached garage ensures convenience and protection for your vehicle, particularly during winter months. Front yard is done in low maintenance rock for easy care, along with leveled black dirt in the backyard & partial white vinyl fencing. Embrace peace of mind with a comprehensive new home warranty and energy-efficient features throughout. Located in the sought-after community of Evergreen, residents will enjoy access to scenic walking trails, playgrounds, and proximity to schools and the amenities of Clearview marketplace. Please note that photos and renderings are representative of a similar home and may vary in

finishes and colors. Taxes to be assessed GST included with rebate to builder.