



GRASSROOTS
REALTY GROUP

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**27 Escott Close
Red Deer, Alberta**

MLS # A2337655



\$355,000

Division:	Eastview Estates		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	977 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot, Private		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome home to this spacious three-level split half duplex, ideally tucked into a quiet close on a large pie-shaped lot with rear alley access and a sunny southeast-facing backyard. With an attached garage, generous living spaces, three bedrooms, two bathrooms, and a backyard that truly stands out, this home offers the space and functionality you are looking for without sacrificing convenience. Step inside to a bright and welcoming main level featuring a spacious living room with vaulted ceilings and hardwood flooring. The kitchen with new stainless steel appliances and dining area are filled with natural light and open directly onto the deck, creating an easy flow between indoor and outdoor living, perfect for summer entertaining, family dinners, or simply enjoying the sunshine. The upper level features a generous primary bedroom with a double walk-through closet leading to a convenient Jack-and-Jill four-piece bathroom, along with a second bedroom. Downstairs, the lower level adds even more flexibility with a third bedroom, three-piece bathroom, spacious family room with electric fireplace, and plenty of storage. The main-level laundry and boot room provides excellent everyday functionality and convenient access to the attached garage. Outside is where this property truly shines. The oversized pie-shaped lot provides an expansive southeast-facing backyard with plenty of room to garden, play, entertain, and enjoy the outdoors. A fire pit, garden boxes, shed, sunny deck, and rear alley access add even more versatility to this exceptional outdoor space. The home has also seen numerous improvements over the years, including vinyl windows and doors, hot water tank (2020), Brand new furnace (2026) with parts warranty for 5 years, deck, garage door, newer concrete pad adjoining the garage, dishwasher, and electric fireplace. Located within walking distance

of Eastview Middle school, Joseph Welsh Elementary School, multiple parks, shopping such as Eastview Shopping Center and IGA, and everyday amenities such as the Michener Aquatic Center, this is a home that combines space, functionality, outdoor living, and an excellent location. A fantastic opportunity for buyers looking for more room to live and enjoy.