



GRASSROOTS
REALTY GROUP

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169 Emerald
Red Deer, Alberta

MLS # A2353163

\$689,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings

Nestled in the desirable community of Evergreen, this beautiful 2-storey home seamlessly blends functional living space with an unbeatable location! The main floor features a bright living room centered around a cozy electric fireplace. The kitchen boasts a large center island, abundant cabinet space, and a gas range, flowing comfortably into the dining area. A dedicated main-floor den offers the ideal home office setup, complemented by a convenient powder room and a practical mudroom. Step out onto your private deck to enjoy peaceful, scenic views of lush trees and neighborhood pathways. The low-maintenance backyard serves as a wonderful outdoor retreat, complete with a cozy fireplace for evening relaxation. Upstairs, you'll find a central family room along with three large bedrooms. The generous primary suite acts as a quiet haven, featuring a spacious and beautiful 5-piece ensuite bathroom. A second 4-piece bathroom serves the additional bedrooms, while the unfinished basement provides endless potential for future customization.

****Community Highlights:**** Located close to local pickleball courts, schools, shopping, cafes, and restaurants in a vibrant, nature-filled neighborhood!