

# \$689,900 - 40 Emmett Crescent, Red Deer

MLS® #A2182077

**\$689,900**

3 Bedroom, 3.00 Bathroom, 2,036 sqft

Residential on 0.10 Acres

Evergreen, Red Deer, Alberta

A brand new Larkaun Homes two storey in Evergreen! The curb appeal is accented by the board & baton accents, brick features & composite front porch. The large front entryway has a window and luxury vinyl plank flooring that runs through the main floor. There is a 2 piece bathroom with quartz countertops. 2 toned encased soft close kitchen cabinets are complemented by quartz countertops, crown moldings, full tile backsplash, a garbage pull out drawer, a sil granite sink, a large island, stainless steel appliances & a walkthrough butler's pantry to the back entryway that features built in storage cabinets (charging station), shelves and a bench with hooks above. The eating area has a window and patio doors out to the back deck. You will enjoy the electric fireplace in the living room. Follow the trendy metal railing up to the second floor. The primary bedroom features a walk-in closet and a 5 piece ensuite with luxury vinyl grouted tile, double sinks, a custom glass/tile shower, a freestanding tub & a window. There are 2 additional nice sized bedrooms (one with a walk in closet), a 4 piece bathroom with an extended vanity & a bonus room. You'll appreciate the convenience of the upper floor laundry that has a drain and a folding counter. The basement is ready for your development with rough in underfloor heat and rough in for a bathroom. Evergreen HOA is \$100/year and includes the upkeep of the green areas within the area.



Built in 2024

Essential Information

MLS® #	A2182077
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,036
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Emmett Crescent
Subdivision	Evergreen
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3G8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound, Bathroom Rough-in, Vinyl Windows, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas, High Efficiency, In Floor Roughed-In
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	December 6th, 2024
Days on Market	153
Zoning	R1G
HOA Fees	100
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.