

**31 Eaton Crescent  
Red Deer, Alberta**

**MLS # A2232750**



**\$599,895**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,218 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-W
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Discover this award-winning two-storey home located in the scenic community of Evergreen. With 3 bedrooms, 2.5 bathrooms, and a large central bonus room, this home offers functional design and modern elegance. Enjoy 9&rsquo; ceilings on the main floor and 9&rsquo; foundation walls that enhance the sense of space. The great room features a striking 50&rdquo; linear electric fireplace with remote control for flame and colour settings. The kitchen is finished with quartz countertops, a walk-through pantry with French doors and frosted glass, and a smart home package for added convenience. A spacious upstairs laundry room is located close to all bedrooms, and metal spindle railings add a contemporary touch to both floors. A double front attached garage provides secure parking and storage. Evergreen is known for its natural surroundings, parks, and quick access to major amenities, making it an ideal location for modern family living.