

# \$469,900 - 35 Ellington Crescent, Red Deer

MLS® #A2210820

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.07 Acres

Evergreen, Red Deer, Alberta

Start planning now, ready for a late fall possession. This impressive total finished 1853 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. Natural light, complemented by luxury vinyl plank flooring that flows seamlessly through the spacious living room, dining area, kitchen, and hallways, all under 9 ft ceilings. The kitchen is a chef's delight, featuring a central island, corner pantry, quartz countertops, soft-close cabinets, a black granite sil sink, and stainless appliances. The primary bedroom with room for a king sized bed has cozy carpet and is complete with an ensuite bathroom showcasing a luxurious walk-in shower with glass door, and dbl sinks. Walk in closet & convenient main floor laundry nearby. A rear entry with a functional bench leads to a private back 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 sod, driveway, and sidewalks to be completed, along with leveled



black dirt in the backyard. 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. Scheduled for completion in late 2025. 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.

Built in 2025

**Essential Information**

MLS® #	A2210820
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,054
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	35 Ellington Crescent
Subdivision	Evergreen
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3H1

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	67
Zoning	R2
HOA Fees	125
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.