

# \$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 | 51               |
| Zoning         | R2               |
| HOA Fees       | 125              |
| HOA Fees Freq. | ANN              |

### Listing Details

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

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.