

# \$469,900 - 39 Ellington Crescent, Red Deer

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MLS® #A2247367

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.07 Acres

Evergreen, Red Deer, Alberta

Brand new bungalow in Red Deer's sought after community Evergreen! This fully finished 3 bedroom/3 bathroom home offers effortless luxury and comfort, ideal for downsizers. Featuring an open-concept layout with 9-foot ceilings and stylish vinyl plank flooring throughout, it boasts a light-filled living room with views to the south. The chef-inspired kitchen includes a center island, corner pantry, soft-close cabinets, under-cabinet lighting, a granite sink, and upgraded stainless steel appliances. The serene primary bedroom offers plush carpeting, a walk-in closet, and a spa-like ensuite with double sinks and a luxurious shower with sliding glass door. Main floor laundry and handy powder room for guests. The basement with 9-foot ceilings offers a family room, 2 bedrooms, 4piece bathroom, and another laundry hookup is roughed in for future use. Additional features include a high-efficiency furnace, hot water tank, landscaped front yard, concrete front driveway and sidewalk, black dirt rear yard are included. Located in Evergreen with all of Red Deer's amenities close by including, schools, pickleball courts, golf course, Clearview market and city transit. This home offers easy access to recreation and nature trails with a focus on outdoor living, & greenspace. GST is included with a rebate to the builder, and a comprehensive new home warranty adds peace of mind. Taxes to be assessed. Measurements & pics will be updated as build progresses, photos and renderings are



examples from a similar home built previously and do not necessarily reflect the finishes and colors used in this home. \*\*\*\*Under construction completion approx March 2026\*\*

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247367               |
| 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     | 39 Ellington Crescent |
| Subdivision | Evergreen             |
| City        | Red Deer              |
| County      | Red Deer              |
| Province    | Alberta               |
| Postal Code | T4P3H1                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|              |                               |
|--------------|-------------------------------|
|              | Windows, Walk-In Closet(s)    |
| Appliances   | Dishwasher, Electric Stove, F |
| Heating      | Forced Air                    |
| Cooling      | None                          |
| Has Basement | Yes                           |
| Basement     | Finished, Full                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Front      |
| Roof              | Asphalt Shingle                  |
| Construction      | Silent Floor Joists, Vinyl Sidir |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 18               |
| Zoning         | R-D              |
| HOA Fees       | 125              |
| HOA Fees Freq. | ANN              |

### Listing Details

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

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### DUPLEX - 1 BED/DEN III



| LIST OF DRAWINGS |                              |
|------------------|------------------------------|
| A01              | TITLE PAGE                   |
| A02              | FOUNDATION PLAN              |
| A03              | LOWER FLOOR PLAN             |
| A04              | MAIN FLOOR PLAN              |
| A05              | ROOF PLAN                    |
| A06              | ELEVATIONS                   |
| A07              | ELEVATIONS                   |
| A08              | BUILDING SECTIONS            |
| A09              | BUILDING SECTIONS            |
| A10              | CONST DTLs                   |
| A11              | CONST DTLs / NOTES / LEGENDS |

|                                                                                                                                                                                      |  |                                  |  |                                       |  |                                  |  |                                  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------|--|---------------------------------------|--|----------------------------------|--|----------------------------------|--|
| THE INFORMATION ON THIS SHEET IS FOR THE USE OF THE CLIENT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. |  | LOT, BLOCK, PLAN                 |  | CLIENT'S NAME<br>SA                   |  | CLIENT'S ADDRESS<br>250 50th     |  | SHEET NUMBER<br>28               |  |
| SHEET NO.<br>1000-1000-1000-1000                                                                                                                                                     |  | SHEET NO.<br>1000-1000-1000-1000 |  | PROJECT NAME<br>DUPLEX - 1 BED/DEN II |  | PROJECT NUMBER<br>DH-2024-12     |  | SHEET NO.<br>1000-1000-1000-1000 |  |
| SHEET TITLE<br>TITLE PAGE                                                                                                                                                            |  | DATE<br>2024-07-18               |  | SHEET NO.<br>1000-1000-1000-1000      |  | SHEET NO.<br>1000-1000-1000-1000 |  | SHEET NO.<br>1000-1000-1000-1000 |  |