

# \$669,900 - 276 Emerald Drive, Red Deer

MLS® #A2189824

**\$669,900**

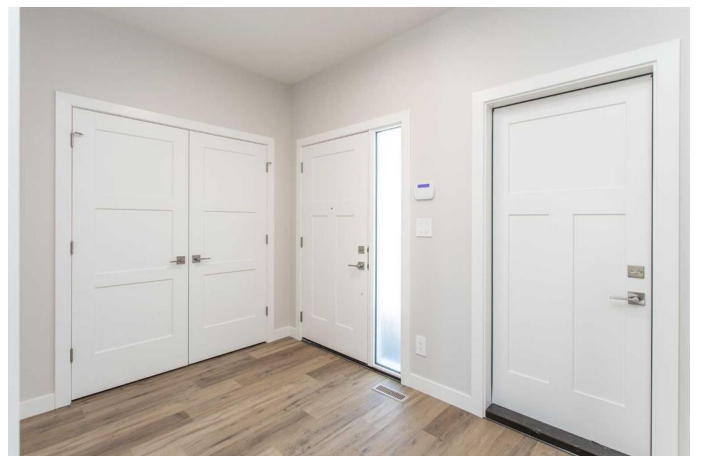
3 Bedroom, 3.00 Bathroom, 1,848 sqft  
Residential on 0.11 Acres

Evergreen, Red Deer, Alberta

A brand new Larkaun Homes two storey that fronts onto the pond and walking path in desirable Evergreen. The curb appeal is accented by the front attached double car garage and the upper level covered deck. The front entryway greets you with vinyl plank flooring that runs through the main floor. There is a back entryway with storage cubbies. You'll appreciate the convenience of the main floor office. Ceiling height kitchen cabinets are complemented by full tile backsplash, pot/pan drawers, quartz countertops, sil granite sink, a walk in butlers pantry, garbage pullouts and a large island with an eating bar. The eating area has a patio door to the covered deck. You'll enjoy relaxing in the living room next to the linear electric fireplace. Follow the horizontal metal railings to the upper floor. The king sized primary bedroom has a massive walkin closet and a 4 piece ensuite. There's an upper floor laundry room with a drain, 2 more bedrooms (one with a walkin closet and the other with a view of the pond). You'll love spending time in the bonus room that has access to the upper level covered patio that has a panoramic view of pond. The basement has suite potential with a side entrance, rough in underfloor heat and rough in for a bathroom. A fantastic location accross from the pond that has a bordering path that leads to the park.

Built in 2024

## Essential Information



MLS® #	A2189824
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,848
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	276 Emerald Drive
Subdivision	Evergreen
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3E1

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes

Basement Exterior Entry, Full, Unfinished

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Landscaped  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed January 23rd, 2025  
Days on Market 69  
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.