

**40 Ellington Crescent**  
**Red Deer, Alberta**
**MLS # A2210768**

**\$619,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2019 (6 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, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1WS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer,

Welcome to 40 Ellington Crescent, located in one of Red Deer's most sought-after new communities—Evergreen. This neighborhood offers the perfect mix of natural beauty and urban convenience, with scenic walking paths, a tranquil pond, and easy access to schools, shopping, restaurants, and recreation. Whether you're out for a peaceful stroll or running errands, everything you need is just minutes away. This beautiful 2-storey home offers over 2,000 sq ft of thoughtfully designed space with 3 bedrooms, a spacious bonus room, and room to grow in the undeveloped basement. The main floor features a bright and open layout with large windows, a modern feature fireplace, and a garden door that leads to a 14'x10' composite deck—perfect for summer evenings. The kitchen is both functional and stylish, featuring rich peppercorn-colored cabinetry, quartz countertops, a large center island, dry bar, and a walk-in pantry. Just off the kitchen, you'll find a convenient mudroom and a 2-piece powder room. Upstairs, you're greeted with a cozy bonus room, upper-floor laundry with built-in storage and a sink, and three well-sized bedrooms, including a primary suite with a walk-in closet and a beautiful 5-piece ensuite. The basement is ready for your ideas, with plenty of space for a future family room, bathroom, bedroom, and flex area. With modern finishes throughout and located in a community surrounded by green space, water features, and trails, this is more than just a home—it's a lifestyle.