



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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93 Ellenwood Drive  
Red Deer, Alberta

MLS # A2246549



**\$508,500**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eastview Estates                                            |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | Bi-Level                                                    |               |                   |
| <b>Size:</b>     | 1,248 sq.ft.                                                | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 4                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, See Remarks, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Front Yard, Lawn, Low Maintenance Landscape, See Remarks    |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Tile          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks             |                   |     |

**Inclusions:** N/A

This Updated and Fully Developed 4 Bed / 3 Bath Bi-Level offers Style / Function / Comfort / Two Garages! From the Moment You Arrive, the Meticulously Maintained Yard reflects the Pride of Ownership and Care of This Home! Perfectly located / close to Parks / Shopping / Public Transit / Local Amenities. This Property is both Convenient and Charming! Inside, you'll find High-End Finishes / Pot and Sconce lighting throughout the house / Decorative Feature Wall in the Basement. This home offers a thoughtful layout blending Modern Design with Cozy Appeal. Ability to put a Fireplace in the Living Room with Gas Line Connection. New Hot Water Tank. The kitchen offers Quartz Counters with an Undermount Sink / a Large Breakfast Bar that accommodates 4 stools ( is Perfect for Entertaining and Connecting with Family and Friends). Above the fridge is a Lit Display Area. The Hood Fan has its own Remote Control. From this Kitchen you are able to enter out to a Covered Patio Area / which has Pot and Decorative Lighting / Decorative Privacy Area can be Used Year Round for Entertaining or just simply Sit and Relax. Then from there, the stairs lead down to a Maintenance-Free Yard / Eating Area / Meditation Area / BBQ area / Raised Garden Bed for flowers or vegetables / another bonus to this property the deck has two access points for storage. The Home features a Finished Double Attached Garage with Pot Lighting with also Extra Large Parking Pad out front / a Single Detached Finished Garage in the rear with easy access to the rear deck The garage is Finished Inside with Pot Lighting / Ceiling Mount Speakers / and set up for Audio Video for TV / Suspended Ceiling Storage area / Shelving and a Counter to accommodate Stools. This would be perfect for a Man Cave / She Shed / Art Studio / Hobby Space. This home offers "Immediate Possession".

Minutes out the door to the park and community recreational family friendly area / which offers skating / park / community center / sports.  
This Home is the TOTAL PACKAGE: Cozy / Classy / and Trendy—all in a Fantastic Location close to Everything You Need.  
CHECK OUT THE GARAGE, PERFECT FOR WATCHING SPORTS EVENTS OR FOR GAMERS!