

# \$349,900 - 36 Evergreen Way, Red Deer

MLS® #A2203069

**\$349,900**

3 Bedroom, 3.00 Bathroom, 670 sqft  
Residential on 0.05 Acres

Evergreen, Red Deer, Alberta

FULLY DEVELOPED 3 BEDROOM, 3 BATH BI-LEVEL TOWNHOME IN EVERGREEN ~ ORIGINAL OWNER ~ BUILT BY MASON MARTIN HOMES ~ Professionally landscaped front yard offers eye catching curb appeal ~ Covered front entry welcomes you and leads to a sun filled foyer ~ The open concept main floor is complemented by 9' ceilings and vinyl plank flooring that creates a feeling of spaciousness ~ The living room is a generous size and has large south facing windows that flood the space with natural light ~ The kitchen offers a functional layout with plenty of cabinets, stone counters with ample counter space including a massive island with an eating bar, full tile backsplash, stainless steel appliances and a wall pantry ~ Easily host large gatherings in the dining room with garden door access to the covered deck (w/BBQ gas line), perfect for entertaining ~ 2 piece main floor bathroom ~ The spacious primary bedroom can easily accommodate a king bed plus multiple pieces of large furniture, has a 4 piece ensuite and a large walk in closet with built in organizers ~ 2 additional bedrooms are both a generous size and have ample closet space ~ 4 piece bathroom is located across from the conveniently located laundry room ~ The backyard is landscaped, has a composite shed, covered storage below the deck and is fully fenced with vinyl fencing ~ Rear parking pad with space for 2 vehicles or future garage development ~ Located in Evergreen, known for its green spaces,



walking trails, with easy access to schools, excellent shopping and dining with multiple shopping plazas, plus amazing outdoor activities with Riverbend Golf & Rec Area, Canyon Ski and more all close by.

Built in 2020

### Essential Information

MLS® #	A2203069
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	670
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	36 Evergreen Way
Subdivision	Evergreen
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3E5

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Paved

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage,
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	Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	12
Zoning	R2T
HOA Fees	137
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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