

# \$419,900 - 31 Evergreen Way, Red Deer

MLS® #A2231097

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.06 Acres

Evergreen, Red Deer, Alberta

Evergreen Subdivision - Taking its cue from the simplicity of nature, Evergreen is Red Deer™s destination for relaxed living. Embracing the natural beauty of water features, native green spaces and mature woodlands, this sustainable community is designed for exploration and outdoor recreation. With modern architecture reflecting the natural surroundings and contemporary amenities nearby, you™ll enjoy the best of both worlds.

Elegant & Modern 2-Storey Townhome â€“ Built in 2023 with Style and Function in Mind Step into effortless style and comfort with this eloquent 2-storey townhome, built in 2023 and thoughtfully designed for modern living. With 3 spacious bedrooms, including a 3-piece ensuite, and a 4-piece main bath on the upper floor, this home delivers both functionality and flair for growing families, first-time buyers, or savvy investors.

The main floor offers an inviting open-concept layout, where clean lines and contemporary finishes meet everyday comfort. Whether you're hosting guests or enjoying a quiet evening in, this space strikes the perfect balance between cozy and sophisticated. At the rear, a detached single garage provides shelter for your vehicleâ€“ideal for braving those chilly Alberta wintersâ€“and additional storage options for bikes, tools, or seasonal gear.

Built with care and quality in 2023, this home blends new-home peace of mind with stylish



design in a location you'll love. Basement has almost entire space covered in vinyl plank flooring to give you another great feature to love.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2231097      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,268         |
| Acres          | 0.06          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 31 Evergreen Way |
| Subdivision | Evergreen        |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4E1A6           |

**Amenities**

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

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Kitchen Island |
| Appliances        | Other          |

|              |                                             |
|--------------|---------------------------------------------|
| Heating      | Forced Air, ENERGY STAR Qualified Equipment |
| Cooling      | None                                        |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 52              |
| Zoning         | R2T             |
| HOA Fees       | 137             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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