

# \$309,900 - 41 Erickson Drive, Red Deer

MLS® #A2135686

**\$309,900**

5 Bedroom, 2.00 Bathroom, 1,156 sqft  
Residential on 0.12 Acres

Eastview Estates, Red Deer, Alberta

WELCOME to your new SW facing home in Eastview Estates! This property is a perfect combination of new & mature, keeping the original charm while incorporating stylish modern updates. The oak hardwood floors, stained original wood panels & trim retain the rustic character & charm, while the new renovations offer contemporary comfort & convenience. This updated 4-level split home features a total of 5 spacious bedrooms, 2 full bathrooms, a walk-out to the grade level on the third level & a double detached garage. Three above-grade bedrooms, including a primary w' built-in closet shelving & a generous sized second bedroom. The third floor features a 3rd bedroom, a good sized walk-in closet, a 3-piece bathroom & a warm family room w' large windows & a grade level walk-out door to the backyard patio which offers ample space for a growing family. The basement features 2 additional bedrooms (windows not egress). The renovated 4-piece main bathroom features a brand-new bathtub, double-flow toilet, black bathroom hardware set, black plumbing and lighting fixtures, a stylish golden mirror and 24" x 24" anti-slip tiles on both the bathroom floor & tub surround. Wooden panel on the bathroom wall radiates authentic character. The second bathroom is equipped with a stand-up shower, new vanity, double flow toilet & matching black plumbing & electrical fixtures w' a coordinating black hardware set. Enjoy the quality of the latest black Moen taps in this home. The living



room features vaulted ceilings w' wood beams, oak hardwood floors & a large front window, combining new renovations with classic elements. The inviting front foyer & entryway is beautifully tiled w' 24" x 24" anti-slip tiles, seamlessly transitioning to the living room & nook area. A formal dining room w' hardwood floors offers ample space for family meals & entertaining guests. The kitchen boasts European cabinets, an eating bar, a bay window in the eating area, & a sliding patio glass door that opens to a private side deck. Brand new vinyl flooring on the 3rd and 4th levels complements the hardwood floors on the upper two levels, adding both durability & elegance. This south-facing house is bathed in natural light throughout the day, w' large windows & a sun-soaked skylight upstairs. Most bedroom doors & door hardware have been upgraded, enhancing the home's overall aesthetic. Double garage features high ceilings & a partially finished mezzanine. Additional space for RV parking or an add. vehicle on the subject lot. Garage offers plenty of storage & workspace options. The entire home has been freshly painted, with black curtain rods & white shelving in all bedrooms for a crisp, clean look. Two 4th level storage areas provide ample space for all your storage needs. Relax & enjoy the neighborhood from your covered 6'x20' front verandah, a perfect spot for morning coffee or evening relaxation. Located on a great sized welcoming lot surrounded by mature landscaping. Newer roof shingles. Home has no poly-b plumbing.

Built in 1983

### **Essential Information**

MLS® #	A2135686
Price	\$309,900
Sold Price	\$300,000

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	41 Erickson Drive
Subdivision	Eastview Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1X8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Wood

### **Additional Information**

Date Listed	June 5th, 2024
Date Sold	July 10th, 2024
Days on Market	33
Zoning	R1
HOA Fees	0.00

**Listing Details**

Listing Office            Realty Experts Group Ltd

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