

# \$400,000 - 45 Erickson Drive, Red Deer

MLS® #A2235710

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,073 sqft  
Residential on 0.10 Acres

Eastview Estates, Red Deer, Alberta

You'll be WOWed by the impressive renovations in this family friendly home. This home offers great curb appeal with its updated exterior. The main floor has been opened up to offer an open floor plan with the kitchen looking onto the dining area and living room. You'll appreciate the new kitchen complete with quartz countertops and a corner pantry. The kitchen leads out to a gorgeous private backyard with a stylish 2 tier deck, a built in shed, yard space for kids and pets + off street parking for two vehicles. Families will appreciate that this home offers 3 bedrooms on the main level. Both the main bathroom and the basement bathrooms have been fully renovated. There is new flooring throughout the home. The basement offers a fourth bedroom with a walk-in closet, a bathroom with a tiled shower and a super sized family room. Space in the home has been well utilized with closets plus under stair storage. Eastview Estates is a popular neighbourhood. This home is walking distance to several schools, parks and shopping. If you're seeking a move-in ready, updated home at an affordable price this may be just the property for you!

Built in 1983

## Essential Information

MLS® #                   A2235710

Price                     \$400,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,073       |
| Acres          | 0.10        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 45 Erickson Drive |
| Subdivision | Eastview Estates  |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4R 1X8           |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Range, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Storage               |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### **Additional Information**

Date Listed June 30th, 2025

Days on Market 4

Zoning R-L

### **Listing Details**

Listing Office Century 21 Maximum

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.