



**244 Thomlison Avenue
Red Deer, Alberta**

MLS # A2304707



\$464,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Oversized, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, TV WALL MOUNT (2), MANTLE, GARAGE DOOR OPENER & CONTROL, CENTRAL VACUUM ATTACHMENTS

FULLY FINISHED 4 BEDROOM, 3 BATHROOM BI-LEVEL ~ HEATED DETACHED GARAGE ~ WEST FACING BACKYARD ~ Covered front entry welcomes you and leads to a sun filled foyer ~ Open concept main floor layout is complemented by vaulted ceiling and vinyl plank flooring ~ The living room is centred by a cozy fireplace with a mantle above and opens to the dining space where you can easily accommodate large gatherings ~ The U-shaped kitchen offers a functional layout with plenty of white cabinets, ample counter space including an island with an eating bar, full tile backsplash, and a wall pantry ~ Garden door access from the kitchen leads to the covered deck and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a spacious walk in closet, and a convenient 4 piece ensuite ~ 2 additional bedrooms located on the main level are both a generous size with ample closet space ~ 4 Piece main bathroom ~ The fully developed basement with large above grade windows offers a huge L-shaped family room, 4th bedroom, laundry, and space for storage ~ The sunny west facing backyard is landscaped, and mostly fenced with a large parking pad (room for an RV) and back alley access ~ Heated garage is insulated, finished with painted drywall, and has built in shelving ~ Located in desirable Timber Ridge, known for it's walkability, numerous schools, parks, playgrounds, walking trails and shopping plazas with excellent shopping and dining ~ Easy access to Balmoral Golf Course, Canyon Ski Resort & Rec Area.