



**13 Tranter Street
Red Deer, Alberta**

MLS # A2320776



\$619,900

Division:	Timberlands North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,557 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-W
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave.

A brand new modified bi-level in Timberstone. The front entryway greets you with high ceilings and decorative metal spindle railings. Ceiling height kitchen cabinets are accented by quartz countertops, full tile backsplash, decorative shelves, an eating bar island, stainless steel appliances including a gas stove and a fridge with water and ice, pot/pan drawers and a pantry. The dining room has a patio door out the the large deck with aluminum railings. The living room is flooded with natural light through the oversized windows overlooking the backyard. There is main floor laundry for your convenience, complete with a sink. There are two bedrooms on the main floor (with pdf closet shelving) & a 4 piece bathroom with quartz countertops. Follow the stairs up to your king sized primary bedroom that features a walk in closet & 5 piece ensuite with double sinks, quartz countertops and a window. The basement is ready for your development with a separate basement entrance. The home as luxury vinyl plank flooring throughout. Features: triple pane windows, upgraded lighting package, an oversized garage, roughed in underfloor heat & a high efficiency hot water tank.