



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

46 Tagish Avenue
Red Deer, Alberta

MLS # A2327159



\$740,000

Division:	Timberlands North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,239 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Floor Furnace, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge x2, stove x2, dishwasher x2, microwave hood range x 2, stackable washer and dryer x2,

Start fresh in a brand new home by Ross Contracting, where quality craftsmanship and thoughtful design come together to create a space that feels bright, welcoming, and ready for everyday life. The open concept main floor is filled with natural light and finished with timeless quartz countertops, creating a space that's equally suited for busy mornings, family dinners, and entertaining friends. Upstairs, you'll find three bedrooms, including a private primary retreat complete with a walk-in closet and a beautiful ensuite. Downstairs, the fully finished two bedroom suite offers exceptional flexibility. With large windows, its own separate laundry, and a bright, open feel, The double attached garage adds everyday convenience, while the location puts you just minutes from shopping, grocery stores, restaurants, schools, and parks, making it easy to enjoy everything the neighbourhood has to offer. This home grows with your family, this brand new property delivers the perfect balance of style, function, and opportunity.