



GRASSROOTS
REALTY GROUP

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**318 Teasdale Drive
Red Deer, Alberta**

MLS # A2331450



\$469,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Rarely does a home come to market with this combination — original owner, meticulously maintained, freshly painted, and positioned directly across from a park in development in the heart of Timber Ridge. Walking trails and community pathways are already in place, schools and amenities are minutes away, and this address will only grow in desirability as the neighbourhood continues to mature. 318 Teasdale Drive offers 1,641 sq ft above grade plus a fully finished basement — 4 bedrooms, 3.5 bathrooms, and approximately 2,300 sq ft of thoughtfully developed living space across three levels. The main floor impresses immediately — arched doorways, a striking accent feature wall, and a kitchen built for real family life. White cabinetry, stainless steel appliances, centre island with breakfast bar, pantry, and tile backsplash flowing into a generous dining area. Main floor powder room and rear mudroom complete the level. Upstairs — primary suite with walk-in closet and private 4-piece ensuite, two additional bedrooms, a second full bath, and upper floor laundry. The basement is the standout — large rec room, fourth bedroom, 3-piece bath with glass shower, and a fully equipped wet bar with white cabinetry, tile backsplash, and stainless appliances. Perfect for extended family or guests. Outside — rear deck, fully fenced yard, storage shed, and park views right from your front window. Triple pane windows. Water softener. Central vacuum. HRV system. Refrigerator and hot water tank replaced in 2025. Stove replaced in 2024. Nothing to do but move in.