



GRASSROOTS
REALTY GROUP

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20 Toye Street
Red Deer, Alberta

MLS # A2333702



\$790,000

Division:	Timberlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,800 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		

Inclusions: Refrigerator x2, Stove x 2, Dishwasher x2, Microwave Hood Fan x2, Washer/Dryer Stacked x2, all window coverings

Ready for immediate occupancy in Timberlands! A brand new, suited home by Ross Custom Build Contracting. Thoughtfully designed with quality craftsmanship and everyday comfort in mind, this innovative floor plan offers something rarely seen in Central Alberta - two completely above grade legal suites, meaning no basement suite for either homeowner or tenants. Whether you're looking to offset your mortgage, accommodate extended family or building your investment portfolio this home offers the flexibility to do it all. Each suite features its own private entrance, separate utility meters, dedicated outdoor living space and their own oversized single attached garage. The 3 bedroom main floor suite has a no barrier entry for easy accessibility, 9 foot ceilings and all the comfort and natural light you would expect in an above ground unit. The kitchen showcases premium finishes including quartz countertops, an eating bar, tiled backslash and an impressive pantry. The open concept floor plan offers flexibility to customize the space to suit your lifestyle, whether you envision multiple living areas, a home office or the perfect space for entertaining with garden doors leading to the backyard. The garage entry is complete with a built-in bench with storage. The upper suite is equally well appointed, offering 3 bedrooms and 2 full bathrooms, including a private ensuite and walk-in closet in the primary bedroom. It features its own furnace, hot water on demand and a bright open concept living space. The kitchen includes a large peninsula, same great pantry, stainless steel appliances, custom two-tone cabinetry and full tile backslash. On this upper level the double garden doors open onto a private upper deck. Both suites include their own washer and dryer, making each space completely self-contained. Enjoy all of these features, backed by the confidence and peace of mind of a New Home

Buyer Warranty. Located near all the amenities of Timberlands, you'll enjoy having shopping, restaurants, schools, medical services, fitness centres, and everyday conveniences just minutes away. Outdoor enthusiasts will love being close to Discovery Canyon, Three Mile Bend Dog Park, pickleball courts, walking trails and two nearby golf courses.