



GRASSROOTS
REALTY GROUP

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**394 Teasdale Drive
Red Deer, Alberta**

MLS # A2334549



\$449,000

Division:	Timberstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: stove, microwave, refrigerator, dishwasher, washer, dryer, window coverings, garage opener and 2 remotes

3 BEDROOMS UP W/ENSUITE | HEATED 22x26 GARAGE | EXTRA PARKING STALL ~ This well-kept 2-storey in Timberstone offers a practical family layout with all 3 bedrooms on the same floor, a bright open main floor, and an unfinished basement ready for future development. Located close to a playground and minutes from schools, shopping, restaurants, and everyday amenities. ~ The main floor features 9 ft ceilings, large windows, and an open concept design connecting the living room, dining area, and kitchen. The kitchen offers maple cabinetry, stainless steel appliances, a centre island, corner pantry, and plenty of workspace, while the dining area provides direct access to the fully fenced backyard and 10x12 deck. A convenient 2-piece bathroom completes the main floor. ~ Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite, along with 2 additional bedrooms and a 4-piece bathroom. ~ The unfinished basement is roughed in for a bathroom and in-floor heat, giving a handy buyer a solid head start toward creating additional living space and improving the home over time. ~ Outside, the property includes a HEATED 22x26 detached garage and an additional parking stall beside it.