



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**146 Truant Crescent
Red Deer, Alberta**

MLS # A2335603



\$448,500

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Insulated, Parking Pad, RV Access/P		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape, No Neighb		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	Basement Fridge, Basement Stove, Garage Remotes, Central Vac & Attachments		

WALKOUT BI-LEVEL WITH A 24x24 GARAGE! Situated in desirable Timberstone, this home is close to schools, shopping, and just steps from walking trails around a wetland area. The main floor features a bright and open layout including a large living room, spacious dining area, and kitchen offering stainless steel appliances, maple cabinetry, an eating bar, and a large pantry. The primary bedroom offers dual closets and a private 4 pce ensuite, while the second bedroom sits adjacent to another 4 pce bathroom. The fully developed basement features an illegal suite with a second kitchen, two bedrooms, a 3 pce bathroom, in-floor heat, and a private entrance. Out back you'll find a large 24x24 garage that is finished and insulated and has been positioned to allow for RV/trailer parking, or room for 2 additional vehicles without blocking garage access. The yard has been xeriscaped for ultimate low maintenance, and you'll love the views from the upper deck off the main kitchen that offers enclosed storage underneath, or enjoy the shade on the concrete patio off the basement walkout doors. This home is very clean and well kept, and quick possession is possible!