



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

69 Timberstone Way
Red Deer, Alberta

MLS # A2342246



\$409,900

Division:	Timberstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	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, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Plastic Sheds x2, Wood Shed, Built-In Shed		

Beautifully maintained 4 bed, 3 bath home by Landmark Homes with potential for a 5th bedroom! Triple pane windows flood the open concept main floor with natural light, complemented by vaulted ceilings. Kitchen features dark cabinetry, stainless steel appliances, and a large pantry. King size primary with full en suite, plus a large secondary bedroom and 4 piece bath, and main floor laundry complete the main floor. Basement offers a second living area, flexible bonus space (office, craft room, or easily converted to a 5th bedroom), plus 2 more bedrooms. Upgrades include gas BBQ hookup, HRV, AC, high-efficiency furnace (serviced yearly), tankless hot water tank, and triple pane windows throughout. Outside: freshly stained deck, 4 storage sheds (one a workshop), 2 extra parking spots, and side access for privacy. For active families, there is also a park across the street and a bus stop next door, allowing for easy access to public transit.