



GRASSROOTS
REALTY GROUP

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26 Tagish Avenue
Red Deer, Alberta

MLS # A2343043



\$975,000

Division:	Timberlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: Fridge(2) Stove (2) Dishwasher(2) Microwave Hood Fan(2), Washer, Dryer, Stacking washer/Dryer, Garage Door Opener(3), Remotes (3), Window Coverings

Rare Legal two-residence property in Timberlands ~ Situated on one freehold title, the property includes a beautifully finished two-story main home and a separate legal residence containing a double detached garage with a Legal Suite above it. Both tenant occupied under fixed-term lease arrangements. The main home offers three upstairs bedrooms, 2 $\frac{1}{2}$ bathrooms, upper laundry and a dramatic open-to-below living room. Granite counters, stainless appliances, a gas range with commercial-style hood, hardwood flooring, central air and a pocket office complement the main level. The fully finished lower level adds a fourth main-home bedroom, full bathroom and expansive family room. The independent carriage residence offers one bedroom, one full bathroom, a complete kitchen, six appliances, in-suite laundry, LVP flooring and in-floor heating above an in-floor-heated double detached garage. The main residence also provides a double attached garage, two-vehicle driveway and separate gravel parking pad. Outdoor features include rear deck and patio areas, a private primary-bedroom balcony, gas BBQ connection and a fully fenced yard with new custom fencing completed July 2026. A new 50-gallon hot-water tank was installed in October 2025. A distinctive investment opportunity with two self-contained legal residences on one title.