



GRASSROOTS
REALTY GROUP

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**79 Trimble Close
Red Deer, Alberta**

MLS # A2351204

\$389,900

Division:	Timberstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,019 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: N/A

Desirable Timberstone location close to schools, parks, walking trails and Clearview Market gives this 4 bedroom, 2 bathroom bi-level plenty of appeal for a buyer ready to take on some work. The home does require some cosmetic repairs and updating and is priced to reflect that. With 1019 sq ft above grade and a developed basement, the layout offers comfortable gathering spaces and two bedrooms on each level. A large front window brings natural light into the living room, which connects to a generous dining area and kitchen with ample cabinetry, a pantry and an eating bar. The kitchen opens directly onto the back deck, keeping outdoor meals close at hand. The primary bedroom has dual closets, and a full 4 piece bathroom serves the main floor. Downstairs, in-floor heat adds comfort to a spacious family and rec room with room for movie nights, hobbies or a games area. Two additional bedrooms, a second full bathroom, laundry and storage round out the lower level. Central vacuum adds everyday convenience. The fenced backyard offers mature trees, lawn space and a firepit area, while a rear parking pad provides off-street parking with alley access. For someone prepared to tackle the repairs and make their own finish choices, the combination of location, usable living space and an established yard is the draw.