



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**24 Toye Street  
Red Deer, Alberta**

**MLS # A2222827**

**\$785,000**



<b>Division:</b>	Timberlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,710 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, stove, dishwasher, microwave, washer, dryer, garage door openers

Coming soon to Timberlands - a beautiful brand-new legal suite with an attached garage. This floor plan is named "The Talia". Built by Ross Custom Build Contracting with quality craftsmanship inside and out. The Talia will be all ABOVE GRADE (2 separate suites) which means no stuffy basements suites here! Unit 1 is the main floor, and unit 2 is upper floor. There is nothing like it for sale in Central Alberta making this a unique opportunity. Each unit has its own separate entrance & is separately metered. This is the perfect floor plan for those who wish to embrace home ownership with flexibility or invest in their future with a fully rented legal suite. The main floor was designed for those who wish to age in place and prefer space, privacy & functional living. Plan for the long term! The Talia has 44-inch-wide hallways & 36-inch-wide doorways throughout the main floor so mobility will never be a concern. Enjoy upgrades throughout such as Quartz countertops, a custom tiled curb less shower on the main floor ensuite bathroom. In-floor heat on the main floor, a private fenced yard for both units, so you can bring the fur babies too. It really doesn't get any better than this — "The Talia"s main floor features 9 ft ceilings, two bedrooms and two full bathrooms. Open concept living room/kitchen/dining room. A large island w/ an eating bar, a spacious pantry, and all custom two-toned cabinetry finished with full tile backsplash, a full stainless steel appliance package, a stainless steel undermounted sink and a lovely garden door out to concrete patio & yard. Upper floor unit has 3 bedrooms and two baths - one guest 4pc. bath plus one 4pc. ensuite bath. The primary bedroom has a walk-in closet. The upper unit is heated with its own furnace. The upper kitchen has a large island, a pantry, a stainless-steel appliance

package and custom two-toned cabinetry with a full tile backsplash. The dining room has a double garden door out to the upper deck. Each unit has their own laundry with washer & dryer included. New home warranty is also provided. Timberstone is an incredible location with all the amenities needed, right at your fingertips. From shopping to dining, to medical care, fitness centres and schools&hellip; it really does have it all. It will also check off all your recreational boxes with two golf courses very close by, Discovery Canyon, Three Mile Bend dog park, a Pickleball Court, trails and so much more. Invest in your future here! There are 10 other lots available, and builder is offering \$20,000 off all pre-sales before September 30th 2025. You can pick your floor plan, colors, lot and finishings within a generous allowance budget. Or make modifications necessary for your family or investment plans. With limited options available in the market, you will appreciate this plan. \*Please note that prices & features are subject to change with no notice. Completion scheduled for October 2025 and also subject to change\*