



GRASSROOTS
REALTY GROUP

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**121 Turner Crescent
Red Deer, Alberta**

MLS # A2226930



\$604,900

Division:	Timberlands North		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,372 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating: Forced Air, Hot Water, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Suite, Walk-Up To Grade

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Microwave, Washer, Dryer, Garage Door Opener Unit & Any Controls in both suites

Investor Alert! This fully detached up/down duplex in Timberlands is a legal suite setup with separate entrances and utilities—making it a solid addition to any rental portfolio. Built in 2014, the upper level offers 1,372 sq ft with 3 bedrooms and 2 full baths (including a 4pc ensuite), while the lower legal suite adds 1,037 sq ft with 2 more bedrooms and a full bath. Both units feature durable vinyl plank flooring, two-tone maple cabinetry, quartz counters, tiled backsplashes, and stainless appliances. The upper suite includes a built-in pantry, gas fireplace, and a spacious primary bedroom with ensuite and walk-in closet. The basement suite has a bright, open layout with a large living/dining area and its own in-suite laundry. The upper level is heated by a forced-air furnace with its own hot water tank, while the basement runs on under-slab heating with its own Lifebreath HVAC system. Each unit has its own laundry room. The front attached garage fits two vehicles, and each unit has private outdoor space: the upper level has a fenced yard with deck, and the lower suite has off-street gravel parking and private entry. Located in Timberlands, just steps from schools, parks, shopping, and the new high school. Both units are currently rented to excellent tenants—making this a ready-to-go income property.