



GRASSROOTS
REALTY GROUP

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**18 Trout Avenue
Red Deer, Alberta**

MLS # A2229210



\$689,900

Division:	Timberlands North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,244 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Rectangular Lot, Street Lighting		

Heating:	Electric, Fireplace(s)	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: NONE

Brand new FULLY Developed 3 bedroom 3 bathroom modified bi-level with TRIPLE attached garage. This fabulous home is located in Timberlands North, close to shopping, schools, Canyon Ski Hill, Riverbend golf course with easy access to the highway and north/south Red Deer. The main floor has a beautiful open kitchen/dining room living room design. The kitchen is finished with quartz counter tops, a large Island and black stainless steel appliances. The living room has plenty of natural light and a large linear electric fireplace-flooring is luxury vinyl plank. There is also a 4 piece bathroom on the main floor and a good sized spare bedroom. The master bedroom is located up a few stairs with large walk in closet with custom shelving (with barn door) and a 4 piece ensuite with his/hers sinks and stand up shower. The lower level also has an abundance of natural light and has a spacious family room, finished laundry room with black stainless steel washer dryer, 4 piece bathroom and another bedroom-flooring is carpet. The lower level has roughed in under slab heat, roughed in central vac. Outside you will find a finished rear deck with aluminum railing, a gas line for barbecue, a fully sodded front yard and rear fence. This home comes with a 10 year new home warranty. Possession is approximately August 15, 2025.