



GRASSROOTS
REALTY GROUP

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2 Trebble Close Red Deer, Alberta

MLS # A2243005



\$600,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,395 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Insulated, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Pie Shaped Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, 9 boxes of basement flooring, TV Wall Mount, Floating Shelves in Living Room, Baby Gate.

A fully developed walkout on a close! The curb appeal is accented by the front attached garage and covered front veranda. The front entryway greets you with natural light that floods in through multiple windows with a view of the trees and park. The living room has double windows, pot lights on a dimmer switch, laminate flooring and the same view as the front entryway, of the trees & park. White kitchen cabinets are complemented by upgraded stainless steel appliances including an ice maker and a gas stove, crown moldings, full tile decorative backsplash, a grey island with an eating bar and a corner pantry. The eating area has a patio door out to the upper level back deck with a gas line for your bbq. The primary bedroom features a walk in closet and a 4 piece ensuite with a window. There are two additional bedrooms on the main floor and a 4 piece bathroom. The basement was professionally developed by Larkaun Homes in 2024 (except for the one bedroom that was professionally developed in 2021). There is a family room, 2 additional bedrooms (both with dimmer switches) and a 4 piece bathroom with linen storage shelves, a subway tiled tub/shower, all in vinyl plank flooring. The utility room features the washer/dryer and a nice storage space for your convenience. You'll love the walkout from the basement that leads to a large double layer stamped concrete pad that's great for a lounge set and runs under the upper level deck. There is RV parking with the RV gate that matches the vinyl fence (2 gates). A fantastic location across from a park and walking distance to the trail system, school and amenities. The home features AC (2022), a garage de-humidistat & Cat 5/6 in every room.