

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

2 Trebble Close Red Deer, Alberta

Closet(s)

MLS # A2243005



\$574,900

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

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In		

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.