



**GRASSROOTS**  
REALTY GROUP

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**19 Toye Street**  
**Red Deer, Alberta**

**MLS # A2244355**



**\$799,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Timberlands North      |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,403 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                                                                                        |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                               | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** \$5, 500 appliance allowance

Welcome to 19 Toye Street, a stunning 2025-built home by Nova Homes, nestled in the vibrant and family-friendly neighborhood of Timberlands, Red Deer. This brand-new two-storey offers the perfect blend of thoughtful design, modern finishes, and functional living spaces &mdash; ideal for growing families, professionals, or anyone looking for the ease of move-in ready luxury. Step into a bright and inviting main floor featuring an open-concept kitchen, dining, and living area, perfect for both entertaining and everyday living. The stylish kitchen boasts quartz countertops, elegant two-tone cabinetry, and a spacious walk-through pantry conveniently located between the mudroom and garage &mdash; making unloading groceries a breeze. The builder is offering an appliance allowance giving you the opportunity to choose the appliances that best suite your lifestyle and taste. Upstairs, you&rsquo;ll find four generously sized bedrooms, including a serene primary suite complete with a large walk-in closet and a spa-inspired ensuite featuring a separate soaker tub, shower double sinks and heated floors. A bonus room on the second floor adds valuable living space, ideal for a playroom, media space, or lounge area. You'll also love the convenience of the large upstairs laundry room. This home is filled with natural light from large windows throughout and upgraded with luxury vinyl plank flooring, stylish lighting fixtures, and pot lights in key living spaces. A gas fireplace in the living room adds warmth and charm. Additional perks include a main floor office (which could easily be converted into a 5th bedroom), a large mudroom off the attached double garage, and a separate entry to the basement. Enjoy outdoor living on the spacious back deck, with easy access from the dining room. With thoughtful design, modern upgrades, and a layout tailored for comfort and flexibility, this

home is truly move-in ready and waiting for its first owners. Backed by new home warranty and built with quality craftsmanship, 19 Toye Street is more than just a house &mdash; it&rsquo;s your future home.