



**GRASSROOTS**  
REALTY GROUP

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

**78 Trimble Close  
Red Deer, Alberta**

**MLS # A2249691**

**\$459,900**



<b>Division:</b>	Timberstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Situated in a quiet close in sought after Timberstone, this bi-level home offers a best selling floor plan and recent upgrades including new flooring throughout and fresh paint! Steps away from multiple park spaces, walking trails, schools, and just a short drive from all the amenities of the Clearview and Timberland Markets, this ideal family home offers 3 bedrooms on the main floor, vaulted ceilings, upgraded baseboards and casings, in-floor heat in the basement, and a beautiful open floor plan. Step inside to a spacious entry that leads into your main floor living space which offers a spacious maple kitchen with stainless steel appliances, eating bar, large pantry, and subway tile backsplash. Two large kids rooms at the rear of the home share a 4 pce bath, while the primary suite has its own vaulted ceilings, walk in closet, and private 4 pce ensuite. The fully finished basement offers a huge family and rec room space, two additional bedrooms, a 4 pce bath, and all of it is warmed with cozy in-floor heat. The yard is fully fenced and landscaped, and there's enclosed storage under the deck, and a huge rear parking pad. There's lots of room to build a garage on this huge 126's deep lot and still have lots of yard left to enjoy. Immediate possession is available!