



GRASSROOTS
REALTY GROUP

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71 Thomlison Avenue
Red Deer, Alberta

MLS # A2250009



\$399,900

Division:	Timber Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,394 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Standard Shaped L		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, GARAGE DOOR OPENER, GARAGE DOOR CONTROL.

Stylish 2-Bed, 3-Bath Semi-Detached Home in Sought-After Timber Ridge! Welcome to this beautifully designed 2-storey home offering modern comfort, smart layout, and unbeatable location—just steps from parks, schools, shopping, and walking trails. Step inside through a covered front entry into a bright, airy foyer with soaring 18’ ceilings that set the tone for the spacious feel throughout. The open-concept main floor is filled with natural light and features laminate flooring, high ceilings, and large windows that create a warm and inviting atmosphere. The chef-inspired kitchen boasts quartz countertops, full-height cabinetry, stainless steel appliances, tile backsplash, and a center island with a lowered eating bar—perfect for casual meals or entertaining. The adjacent dining area flows seamlessly into the cozy living room, with garden doors leading out to a private deck and fully fenced backyard—ideal for summer BBQs or family gatherings. A stylish 2-piece powder room completes the main floor. Upstairs, you’ll find two spacious primary bedrooms, each with its own walk-in closet and private 4-piece ensuite—a rare and ideal setup for roommates, guests, or a growing family. Convenient stackable laundry is perfectly positioned between the bedrooms. The unfinished basement offers high ceilings, bathroom rough-ins, and endless potential to add a large family room, office, gym, or additional bedrooms—tailor it to fit your lifestyle. Enjoy a landscaped, fully fenced backyard with back alley access, offering privacy and plenty of room for kids or pets to play. Located in the vibrant community of Timber Ridge, surrounded by scenic ponds, walking paths, schools, restaurants, and everyday amenities—this home is the perfect blend of style, function, and location.

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