



GRASSROOTS
REALTY GROUP

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**66 Truant Crescent
Red Deer, Alberta**

MLS # A2257038



\$729,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

INCOME GENERATING Family Home in Timber Ridge! Discover the perfect blend of comfort, space, and smart investment in this LEGALLY SUITED 5-bedroom, 4-bathroom home, built in 2016 and located in the heart of Timber Ridge—one of the area's most desirable communities. This spacious 2-storey layout features a 3-bedroom, 2.5-bathroom main residence with bright, open living areas, a walk-through pantry, and an oversized, heated garage for all your storage needs. The bedrooms in this home are extremely spacious! The fully legal 2-bedroom basement suite includes its own entrance and full bathroom—ideal for rental income or multi-generational living. Separate fenced yards for privacy and outdoor enjoyment, Generous square footage with room for the whole family, Close to schools, parks, shopping, restaurants, walking paths and more. Live upstairs while your suite helps pay the mortgage! Whether you're a homeowner looking for flexibility or an investor seeking a high-demand rental property, this home offers the best of both worlds. Move in, rent out, and reap the rewards.