



GRASSROOTS
REALTY GROUP

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

**7 Thayer Close
Red Deer, Alberta**

MLS # A2257208



\$609,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landsc		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WATER SOFTENER, WINDOW COVERINGS, GARAGE DOOR, OPENER AND CONTROL		

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM BI-LEVEL IN TIMBER RIDGE ~ LIKE NEW CONDITION & LOADED WITH UPGRADES ~ NO NEIGHBOURS BEHIND AND FACING A TREED GREEN SPACE & PLAYGROUND ~ Stylish exterior and a landscaped front yard offer eye catching curb appeal ~ A sub filled foyer with high ceilings that open to the upper level welcomes you to this well cared for home ~ The open concept main living space features high ceilings and vinyl plank flooring that create a feeling of spaciousness ~ The generous size living room has a large west facing window with park views that fills the space with natural light ~ Easily host large gatherings in the dining room that opens to the beautifully updated kitchen featuring ceiling height cabinets with crown moulding, full tile backsplash, quartz countertops, apron front sink with a window above, large island with storage drawers and an eating bar, stainless steel appliances and a wall pantry ~ Garden door access from the kitchen leads to the deck with a BBQ gas line, lower patio, and landscaped backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 3 piece ensuite with a walk in shower ~ 2 main floor bedrooms are both a generous size with ample closet space and are conveniently located across from the 4 piece main bathroom ~ The fully finished basement with 9ft. ceilings and vinyl plank flooring throughout offers a generous size family room, 2 bedrooms, a 4 piece bathroom, laundry and ample storage space ~ Other great features include; custom built, original owner home, non smoking, pet free, water softener ~ Double attached garage is insulated, finished with drywall, and has a window for natural light ~ The backyard is fully fenced with vinyl fencing, landscaped with

trees, shrubs and perennials, has back alley access, and no neighbours behind ~ Located in Timber Ridge, close to multiple parks, playgrounds, walking trails, schools, shopping, restaurants, and more all within walking distance ~ Pride of ownership is evident!