



**GRASSROOTS**  
REALTY GROUP

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**30 Travis Close  
Red Deer, Alberta**

**MLS # A2257316**



**\$550,000**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Wall Mounted TV (Negotiable), Patio Furniture		

Check out this like new 2 storey home in an amazing family neighbourhood! Situated in a quiet cul-de-sac with minimal traffic in beautiful Timber Ridge, you're walking distance to multiple schools, a wetland area with walking trails, nearby playground, and just a few minutes away from numerous amenities. This home offers a bright and open layout with low maintenance vinyl and laminate flooring throughout the main floor living space, a modern two tone kitchen with raised cabinetry, stainless steel appliances, and a large walk in pantry. The open living and dining room areas overlook the large West facing backyard, and you'll love relaxing on the oversized deck on summer evenings. The top floor features a spacious bonus room, nicely sized kids rooms with walk in closets that share a 4 pce bathroom, conveniently located laundry, and a beautiful primary suite. The primary bedroom is large and features a private ensuite with walk in shower, huge vanity, private water closet, and a walk in closet. The basement is undeveloped awaits your finishing ideas, with space to add a 4th bedroom, 4th bathroom, and nicely sized family room. The massive yard on this 147' deep lot will easily accommodate RV parking or space to build a second detached shop or garage, and the 23x23 attached garage is insulated and boarded. This home comes with remaining Alberta New Home Warranty until November of 2029.