



GRASSROOTS
REALTY GROUP

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**74 Turnbull Close
Red Deer, Alberta**

MLS # A2258235



\$534,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Be the first owner of this brand new Laebon Home situated close to parks, playgrounds, a school, and the numerous amenities of Timberlands and Clearview Market! Offering 1707 square feet, this 2 storey Paxton floorplan offers a wide open main floor layout, an attached double garage, and a large second floor bonus room! The kitchen is well appointed with raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a large walk in pantry. The living area is spacious and bright, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with a large walk-in closet, and your own private 4 pce ensuite. Two kids rooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the huge bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home is currently under construction and has an estimated completion date of mid October 2025. Photos and renderings are examples of a previous home built with the same floor plan, finishes and colours will not be identical to photos.

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