



GRASSROOTS
REALTY GROUP

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**401 Timothy Drive
Red Deer, Alberta**

MLS # A2262765



\$399,900

| | | | |
|------------------|---------------------|---------------|-------------------|
| Division: | Timberlands | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,309 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Standard Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | In Floor Roughed-In, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings

Welcome to 401 Timothy Drive ~ A beautiful Bi-Level in one of Red Deer's most sought after neighbourhoods within walking distance to schools, shopping and other amenities. This open concept home is very spacious featuring a large living room with bamboo hardwood floors, 9ft ceilings and South facing windows overlooking the functional kitchen. The kitchen showcases a stainless steel appliance package, an abundance of cabinet and counter space, a large centre island and full tile backsplash. From the dining room you can access the large South facing backyard offering a 2 tier deck, BBQ gas line, under deck storage, full vinyl fence with rear / RV parking and a hot water tap. There is more than enough room to accommodate a detached garage if desired. Great family layout with three bedrooms on the main floor including the large primary suite featuring a walk-in closet and beautiful ensuite with a double vanity, shower and water closet. The undeveloped basement awaits your finishing touches with more than enough room for 2 more bedrooms, a large family room and bathroom plus the laundry room (washer & dryer replaced Dec 2019) with additional storage. The basement also features 9ft ceilings, R/I in floor heat and large windows. This fantastic family home awaits new ownership!