



GRASSROOTS
REALTY GROUP

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**84 Tanner Street
Red Deer, Alberta**

MLS # A2264314



\$599,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,239 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency, In Floor
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge X 2, Stove X 2, Built-in Dishwasher X2, Built-in Microwave X2, Stackable Washer and Dryer, Washer and Dryer, Garage Door Opener

Corner lot with a legally suited home in beautiful Timber Ridge. The main floor unit has 3 bedrooms, 2 bathrooms and the double attached garage. With the open flowing floor plan makes it welcoming and cozy, with big windows to let in the bright sun. The primary bedroom has a 3 pc ensuite and walk-in closet. 2 more good size bedroom. In the basement is the utility room and its own washer and dryer which complete the main suite. With each suite having a private entrance the lower suites it in the rear of the house with its own parking pad that accommodates 2 spaces. The lower suite also has an open floor plan with large living room and spacious kitchen with plenty of counter space and a pantry. The two bedrooms are private with large windows giving off lots of light. The 4 pc bathroom is roomy with a linen closet. The lower suite also has its own laundry. Heating for the lower level is in-floor heat and HVAC system. Main level uses a high efficiency furnace.