



GRASSROOTS
REALTY GROUP

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

**126 Truant Crescent
Red Deer, Alberta**

MLS # A2266994



\$450,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all blind and window coverings, TV wall bracket in upstairs living room, two birdhouses, firepit, swing, solar lights on back deck stairs.

Welcome to 126 Truant Crescent, a beautiful fully finished two-story home located in the highly sought-after community of Timber Ridge, Red Deer. Built in 2014 and exceptionally well-maintained, this home offers modern style, functionality, and pride of ownership throughout. Step inside to a bright, open-concept main floor featuring large windows that fill the space with natural light. The kitchen is designed for both style and convenience, showcasing stainless steel appliances, dark cabinetry, a tiled backsplash, walk-in pantry, and a spacious island with a filtered water dispenser — perfect for entertaining family and friends. A convenient half bath and direct access to the covered rear deck with BBQ gas line. Upstairs, you’ll find three comfortable bedrooms and two full bathrooms, including a large primary bedroom with a walk-in closet and a four-piece ensuite. The fully finished basement offers a separate side entry. You’ll love the bright and open family room with vinyl plank flooring, a generous fourth bedroom, a full bath, and laundry with a utility sink. In-floor heat is roughed in for added comfort. Enjoy the private backyard with no neighbors behind and double parking pad. This home combines modern living, thoughtful design, and a family-friendly location close to schools, shopping, and parks.