



GRASSROOTS
REALTY GROUP

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**49 Thomlison Avenue
Red Deer, Alberta**

MLS # A2267190



\$428,900

Division:	Timber Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,396 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island

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

Inclusions: N/A

Welcome to this beautifully maintained 1,396 sq. ft. two-storey duplex ideally situated on a corner lot in one of Red Deer's most sought-after communities — Timberstone. Built within the last 10 years, this home combines modern design, functional layout, and a great location close to parks, trails, and shopping. The main floor offers an open concept layout featuring a bright living area, a spacious dining space, and a well-appointed kitchen with plenty of cabinets, a walk-in pantry and counter space. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two spacious primary bedrooms, each complete with its own ensuite & walk-in closet, providing comfort and privacy for every member of the household. The upstairs laundry adds everyday convenience. The fully finished basement extends the living space with a third bedroom, a full bathroom, and a cozy family or recreation area — perfect for guests or extra living flexibility. Outside, the corner lot offers great curb appeal, extra yard space, and additional parking options. Whether you're a first-time buyer, investor, or simply looking for a modern, low-maintenance home in a desirable area, this Timberstone duplex is an excellent choice.