



**GRASSROOTS**  
REALTY GROUP

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**18 Tagish Avenue  
Red Deer, Alberta**

**MLS # A2268021**



**\$589,900**

<b>Division:</b>	Timberlands North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters		

**Inclusions:** n/a

Welcome to your BRAND NEW home in the desirable community of Timberlands North. . Built by top builder BRODER HOMES, this beautifully designed bi-level offers modern finishes, an open-concept layout, and plenty of room to grow. The main level features three bedrooms, including a spacious primary suite with a WALK-IN CLOSET and an attractive ensuite with double shower. The bright and open living area is perfect for family living and entertaining, showcasing vinyl plank flooring, QUARTZ COUNTERTOPS, and stainless steel appliances. Two additional bedrooms and a full main bathroom complete the main floor. The unfinished basement provides the opportunity to add even more living space &mdash; with roughed in FLOOR HEAT, potential for two additional bedrooms, a rec room, and another bathroom, allowing you to customize it to your family&rsquo;s needs. A double attached garage complete with a floor drain adds convenience and storage, while the home&rsquo;s location in a growing new neighborhood offers easy access to parks, schools, shopping, and amenities. Discover the quality and craftsmanship Broder Homes is known for in this stylish new build &mdash; the perfect place to call home in Red Deer&rsquo;s Timberlands North