



**344 Timothy Drive
Red Deer, Alberta**

MLS # A2269709



\$429,900

Division:	Timberlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,221 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, See Remarks, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions: none

Welcome to 344 Timothy Drive, located in the desirable Timberland community! Built in 2011, this beautifully maintained home offers over 1220 sq. ft. of comfortable living space featuring 4 bedrooms and 3 bathrooms, including two primary suites perfect for extended family or guests. Step inside to discover hardwood flooring, a bright open concept layout, vaulted ceiling and a modern kitchen complete with epoxy countertops, a stylish backsplash, corner pantry, and commercial grade exhaust fan, ideal for those who love to cook. One of the main floor bedroom includes a built in Murphy bed, offering versatile space for a home office or guest room. Enjoy outdoor living on the spacious deck overlooking a low maintenance fully fenced backyard, perfect for relaxing or entertaining. Conveniently located close to shopping, schools, parks, and public transit, this home combines, comfort, function and location all in one.