



**GRASSROOTS**  
REALTY GROUP

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**9 Thomas Place  
Red Deer, Alberta**

**MLS # A2271904**



**\$549,900**

<b>Division:</b>	Timberstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Subfloor, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

STILL TIME TO GET IN FOR CHRISTMAS - BEAUTIFUL, BRIGHT, MODIFIED BI-LEVEL IN TIMBERSTONE! Immediate possession available! This 3 bedroom, 3 bath Certified Green built home is awaiting a new family! Vaulted ceilings, gas fireplace, french doors to a 10 x 10 deck (gashook up for BBQ), central air conditioning, epoxy floor in garage, 75 gallon hot water tank and centra vac are some of the features this home offers. Large foyer, main has your open kitchen/living area along with a 4 pce bath and huge bedroom, up from there is your primary retreat - large bedroom, walk in closet and ensuite with a lovely jetted tub and seperate shower! Down you will find another large bedroom, massive family room, lots of storage and your laundry. There is roughed in underfloor heat but may not ever be needed as the flooring has dricor subfloor membrane for extra insulation between the concrete and beautiful flooring. House is topped with 35 year bp harmony asphalt shingles. This home has so much to offer and available right away!