



GRASSROOTS
REALTY GROUP

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**110 Truant Crescent
Red Deer, Alberta**

MLS # A2273111



\$495,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Irregular Lot, Pie Shaped Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Tv wall mount, garage shelving

Welcome to this 5 bedroom, 3 1/2 bath two-storey home with a bright, open concept layout and plenty of functional upgrades. The main floor has an open living, kitchen & dining area with large windows that keep the space bright. Upstairs you'll find three bedrooms, including the primary with en-suite, along with conveniently located laundry. The basement adds two additional bedrooms, a rec room, and new in-floor heating for year-round comfort. Recent updates include a new humidifier on the furnace and a new double gate at the back, offering easy access for RV parking. Outside, enjoy the large yard and the newly built double detached garage, equipped with 100 amp/220V service, a gas line, and currently heated with an electric heater. This home is located in a family-friendly neighbourhood within walking distance of a pond and walking paths, with schools and other amenities close by.