



**36 Thorkman Avenue  
Red Deer, Alberta**

**MLS # A2286871**



**\$669,500**

<b>Division:</b>	Timberlands North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, See Remarks, Underground Sprinklers		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** STOVE, FRIDGE, BUILTIN DISHWASHER, MICROHOOD FAN, GARAGE DOOR OPENER & CONTROL, STORAGE SHED, CENTRAL AIR CONDITIONER, CENTRAL VAC & ATTACHMENTS, WINDOW COVERINGS

Move-in ready and beautifully finished, this 5-bedroom bungalow offers the space, style, and function today's families are looking for. With over 2,400 sq ft of fully developed living space, this home blends modern design with thoughtful upgrades throughout. The main floor welcomes you with a bright, spacious entry and an open-concept layout designed for everyday living and entertaining. The kitchen is the heart of the home, featuring quartz countertops, an undermount sink, and a large island with room for seating. The living and dining areas are filled with natural light from west-facing windows and anchored by a cozy electric fireplace. You'll also find two bedrooms on the main level, including a generous primary suite with a walk-in closet and private ensuite with walk-in shower. Main floor laundry and a versatile flex room—ideal for a home office or playroom—add to the convenience. Downstairs, 9-foot ceilings create an airy feel in the fully finished basement, complete with a large family room, dry bar, three additional bedrooms, and a 4-piece bath—perfect for teens or guests. Roughed-in in-floor heat and central A/C provide year-round comfort. Outside, enjoy a fully landscaped yard with underground sprinklers, a tiered west-facing deck (partially covered for all-weather use), and direct access to neighborhood walking paths. The attached heated double garage includes 220 wiring for a potential EV charger. Located close to schools, shopping, and dining, this well-cared-for home offers modern comfort in a convenient location. A fantastic opportunity for buyers seeking space, quality, and value.