



**178 Truant Crescent  
Red Deer, Alberta**

**MLS # A2292309**



**\$474,900**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Off S		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage		
<b>Inclusions:</b>	Shed		

Welcome to this immaculate original owner 2 storey home situated in beautiful Timber Ridge, just steps from schools, parks, playgrounds, scenic walking paths around a pond, and the shopping amenities of Timber Ridge and Clearview Market. This 1581 sq ft home shines with pride of ownership and offers a large 24x26 detached garage. The main floor offers a bright, open concept living, dining, and kitchen area that flows beautifully from the moment you step inside, with 9' ceilings, vinyl plank flooring throughout, and a clean, modern feel. The kitchen is a standout feature, boasting dark raised cabinetry, a central island with eating bar, upgraded stainless steel appliances, a granite sink, and a walk-in pantry. Just off the kitchen is a garden door leading directly out to the back deck, and a convenient 2 pce bathroom finishes off the main level. Upstairs, you'll find three nicely sized bedrooms including a spacious primary suite complete with a walk-in closet and private 3 pce ensuite with shower. The two kids bedrooms share their own 4 pce main bath, and laundry is conveniently located on the same level as all the bedrooms. The basement offers roughed in in-floor heat and is open to your future design ideas for a family room, additional bedrooms, and rough ins are in place for a full 4 pce bathroom. Outside, the fully fenced yard is your own private retreat featuring a deck that's perfectly set up for morning coffees, or simply unwinding at the end of the day. The detached 24x26 garage is insulated, drywalled, and taped with a finished ceiling. This spotless home is a pleasure to show!