



**146 Truant Crescent
Red Deer, Alberta**

MLS # A2297301



\$484,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,130 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance, Vinyl Windows		

Inclusions: Stoves x 2, Fridge x 2, Microwave hood fan x 2, Garage door opener

Welcome to 146 Truant Crescent, nestled in the vibrant and quickly growing community of Timber Ridge. This family-friendly neighborhood offers everything you need within minutes — excellent schools, groceries, coffee shops, restaurants, parks, and more. Enjoy the quiet, tucked-away location with minimal traffic and a strong sense of community. From the moment you arrive, you'll appreciate the low-maintenance yard, well-kept exterior, and charming front porch. Step inside to a spacious front foyer with a convenient coat closet, leading up a short flight of stairs to the bright and open main floor. The main level features wall-to-wall laminate flooring in a warm natural tone, complementing the U-shaped kitchen with dark, gleaming countertops, a brand-new stove, large refrigerator, and a microwave hood fan that vents outside. A picturesque window above the sink and the open-concept layout make this space perfect for hosting guests or keeping an eye on children. Just off the kitchen, step onto the raised deck and imagine summer evenings spent relaxing or entertaining. Down the hall, the primary bedroom offers generous space, double closets, and a private 4-piece ensuite. A second well-sized bedroom and another full bathroom complete the main floor. The bright walkout basement is a standout feature, offering large windows and incredible versatility. A second fully equipped kitchen makes this level ideal for extended family, visiting guests, or older children wanting more independence. Two additional bedrooms and a third full bathroom — featuring a brand-new contemporary shower — provide even more flexibility. The laundry area is conveniently located in the utility room, with extra storage just across the hall. Finally for those winter months and energy bill savings., in-floor heat is the cherry on top. Outside, the

covered lower patio leads to a large storage shed, concrete pad, and access to the double detached, finished garage — perfect for parking, projects, or hobbies. Additional off-street parking behind the garage is an added bonus. This well-maintained home offers comfort, flexibility, and a fantastic location in one of Red Deer’s most desirable growing communities.