



**18 Traptow Close
Red Deer, Alberta**

MLS # A2298741



\$459,900

Division:	Timberstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER AND CONTROL, A/C, CENTRAL VACUUM ATTACHMENTS, BBQ, BAR STOOLS (2), SHED, GARDEN BEDS (3)

IMMEDIATE POSSESSION AVAILABLE ~ 2 BEDROOM, 2 BATHROOM BUNGALOW WITH OVER 1180 SQ. FT. ABOVE GRADE ~ HEATED DOUBLE ATTACHED GARAGE ~ Great features include; Central air conditioning, central vacuum, operational in-floor heat, original owner home ~ Covered front veranda welcomes you to this well cared for home ~ Open concept main floor layout ~ The living room features a large picture window that overlooks the front yard and allows for natural light to fill the space ~ easily host large gatherings in the dining room that opens to the kitchen that offers ample cabinet space, stone countertops, full tile backsplash, built in desk, and a wall pantry ~ Garden door access leads to the covered west facing deck with a BBQ gas line (BBQ included with the sale) ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has built in shelving, a walk in closet and a 4 piece bathroom with a grab bar ~ Second main floor bedroom is also a generous size with ample closet space ~ Bright 4 piece main bathroom has built in shelving ~ Conveniently located main level laundry ~ The basement has operational in floor heat and awaits your future development ~ HEATED 25' L x 24' W attached garage is insulated, finished with painted drywall, and has two overhead doors ~ The sunny west facing backyard is landscaped with well established trees and shrubs, has a in ground sprinklers, poured concrete patio and walkway, garden beds, a shed, and is fully fenced (vinyl) with back alley access ~ Situated in the highly sought after Timberstone neighbourhood, with excellent schools, scenic parks, picturesque walking trails, and shopping plazas with a full range of amenities all within walking distance ~ Move in ready!