



**344 Timothy Drive
Red Deer, Alberta**

MLS # A2300393



\$429,000

Division:	Timberlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,212 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Gravel Driveway, Off Street, Parking Pad, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Blinds, TV Mount, Projector & Screen(no audio)

This well-kept bi-level in Timberlands checks a lot of boxes for first-time buyers and young families. Built in 2011 and sitting at 1,212 sq ft above grade, it's the kind of home that feels solid without trying too hard — a functional layout, and a location that genuinely delivers on the neighbourhood front. You're walking distance to an elementary school, the public library, parks and playgrounds, and everyday shopping including grocery and restaurants. The main floor opens with a spacious tiled entryway before stepping up into a bright living room with hardwood floors and a large window that pulls in plenty of natural light. The kitchen has dark maple cabinetry, a island, and counters with a stylish epoxy finish that gives it a bit of a custom feel. The dining area is a good size with a view to the backyard. The primary bedroom has hardwood floors, a larger closet, and connects directly to a 3-piece ensuite with a stand-up shower. The second bedroom is carpeted, while the third features hardwood and a built-in cabinet with a murphy bed — a setup that works equally well as a guest room or a dedicated home office. Downstairs is where things get interesting. The basement is finished to a high standard with hardwood throughout, tall ceilings, and pot lights. The living area is set up as a media room, complete with a projector setup. The bedroom is oversized with a very generous walk-in closet and its own 3-piece bathroom featuring a deep soaker tub — a setup that functions almost like a second primary suite. The laundry room is a good size with cabinets and counter space. Outside, the stamped concrete walkways wrap around both sides of the home leading to a wood deck and patio in the backyard, all enclosed with a wood fence. There's a large gravel parking pad in the back. The high-efficiency furnace and hot water tank were both replaced in 2021, so

the mechanical side of things is in great shape.