



**394 Teasdale Drive  
Red Deer, Alberta**

**MLS # A2300409**



**\$463,000**

<b>Division:</b>	Timberstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** stove, microwave, refrigerator, dishwasher, washer, dryer, window coverings, garage opener and 2 remotes, nest thermostat

**MOVE-IN READY | HEATED 22x26 GARAGE w/EXTRA PARKING STALL | STEPS TO PARK** ~ Welcome to this well-kept 2-storey in the desirable Timberstone community—ideal for families or first-time buyers looking for space, function, and a great location. Just steps from a playground and close to everyday amenities. ~ The main floor features 9 ft ceilings, an open layout, and large windows that bring in plenty of natural light. The kitchen is built for function with maple cabinetry, stainless appliances, a center island, and corner pantry, all flowing into the dining area with easy access to the backyard and deck—perfect for daily living and entertaining. ~ Upstairs offers 3 bedrooms, including a spacious primary suite with walk-in closet and private ensuite, plus a full 4-piece bathroom for the additional bedrooms. ~ The basement is unfinished with bathroom rough-in and in-floor heat rough-in, giving you the opportunity to build equity and finish it your way. ~ Outside, enjoy a fully fenced yard with a 10x12 deck, a heated 22x26 detached garage, and an additional parking stall beside the garage.