



**195 Thomlison Avenue
Red Deer, Alberta**

MLS # A2303919



\$449,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,046 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Gated, Off Street, Parking Pad, RV Access/Parking, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, AC, SHED, WATER SOFTENER, TV WALL MOUNTS, ALL WINDOW COVERINGS

ORIGINAL OWNER HOME ~ FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL IN TIMBER RIDGE ~ GATED RV PARKING ~ Landscaped front yard ~ Covered front entry leads to a welcoming foyer with over 12' ceilings and a large closet ~ Open concept main floor layout complemented by vinyl plank flooring ~ The living room features cathedral vaulted ceilings and a large west facing window that allows for natural light to fill the space ~ Easily host large gatherings in the dining room another large window ~ The stylish kitchen offers a functional layout with plenty of two toned cabinets, endless quartz countertops including a peninsula with a counter height eating bar, full tile backsplash, windows above the sink, wall pantry and a garden door to the deck ~ East facing deck with aluminum railings and space for storage below ~ The primary bedroom can easily accommodate a king size bed, has ample closet space, and a convenient 4 piece ensuite ~ Second main floor bedroom is also a generous size and is located next to the 4 piece main bathroom ~ The fully finished basement has large above grade windows, and offers a huge family room, 2 bedrooms, a 4 piece bathroom, walk-in storage closet, and laundry with more space for storage ~ Other great features include; central air conditioning, custom blinds, water softener ~ The fully fenced backyard is landscaped, has a garden shed, plenty of grassy yard space, and a gravel RV parking pad with double gates to the back alley access ~ Located in desirable Timber Ridge, known for it's walkability, numerous schools, parks, playgrounds, walking trails and shopping plazas with excellent shopping and dining ~ Easy access to Balmoral Golf Course, Canyon Ski Resort & Rec Area ~ Pride of ownership is evident!