



**244 Thomlison Avenue  
Red Deer, Alberta**

**MLS # A2304707**



**\$474,900**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Central Vacuum, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, TV WALL MOUNT (2), MANTLE, GARAGE DOOR OPENER & CONTROL, CENTRAL VACUUM ATTACHMENTS

FULLY FINISHED 4 BEDROOM, 3 BATHROOM BI-LEVEL ~ HEATED DETACHED GARAGE ~ WEST FACING BACKYARD ~ Covered front entry welcomes you and leads to a sun filled foyer ~ Open concept main floor layout is complemented by vaulted ceiling and vinyl plank flooring ~ The living room is centred by a cozy fireplace with a mantle above and opens to the dining space where you can easily accommodate large gatherings ~ The U-shaped kitchen offers a functional layout with plenty of white cabinets, ample counter space including an island with an eating bar, full tile backsplash, and a wall pantry ~ Garden door access from the kitchen leads to the covered deck and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a spacious walk in closet, and a convenient 4 piece ensuite ~ 2 additional bedrooms located on the main level are both a generous size with ample closet space ~ 4 Piece main bathroom ~ The fully developed basement with large above grade windows offers a huge L-shaped family room, 4th bedroom, laundry, and space for storage ~ The sunny west facing backyard is landscaped, and mostly fenced with a large parking pad (room for an RV) and back alley access ~ Heated garage is insulated, finished with painted drywall, and has built in shelving ~ 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.