



**61 Thorkman Avenue
Red Deer, Alberta**

MLS # A2090490



\$847,900

Division:	Timberlands North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	High Efficiency, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Luxury and elegance await in this beautiful home presented by award winning ABBEY PLATINUM MASTER BUILT! Starting with an oversized double attached garage, this quality home will greet you with a large tiled entrance and 2pce guest bath connecting to a wide hallway bringing the new owners into a bright and open main living space with a perfectly connected living, dining and kitchen area - truly the heart of this fine home. The kitchen is a chef's playground with modern cabinetry, a large center island, abundant counter and storage space, quality stainless appliances including a full sized B.I. side by side fridge and freezer and tile backsplash. There is durable low maintenance tile flooring throughout the main, a large and bright dining area with easy access to the covered and enclosed rear deck, and the living room hi-lighted by a feature gas fireplace. Custom light fixtures have been carefully chosen and the massive rear windows and large patio doors maximise the amount of natural light. The upper level is also beautifully designed with a large master bedroom including a spacious walk-in closet, dual vanities in the ensuite, and a large tiled shower. There are 2 bright secondary bedrooms, a 5pce main bath, upper floor laundry and a large rec room for family gatherings! The undeveloped basement is an opportunity to add future living space and in-floor heat is roughed in, there is a hi-efficiency furnace and hotwater tank. An added bonus that comes with being the first to own this beauty is 10 year new home warranty!