



**49 Tranter Street  
Red Deer, Alberta**

**MLS # A2135852**



**\$639,900**

<b>Division:</b>	Timberlands North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1WS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Bar Fridge, All Window Coverings, Garage Door Opener & Remote

Step into your dream life with this stunning, brand new 2-storey home in Timberlands North! Say goodbye to the hassles of expensive maintenance or renovating &ndash; simply move in and start enjoying the exceptional lifestyle this vibrant neighborhood offers. Nestled within walking distance to schools, libraries, shops, and services, this home is perfectly situated for convenience and future growth as the city expands eastward, making Timberlands North the place to be. Inside, discover luxurious vinyl plank flooring throughout, with plush carpet on the stairs for added comfort. The main level is a showcase of modern elegance, featuring a Kitchen that will inspire your inner chef. Enjoy soft-close cabinets (including full-height uppers) with 6" crown moulding, and three banks of pot and pan drawers. The Kitchen also boasts Valentino quartz counters, and a custom-built quartz range hood. With a Samsung appliance package, a central island, and a dedicated coffee/bar area complete with open shelving and a bar fridge, this Kitchen is both functional and beautiful. The attached Dining Area seamlessly flows into the Living Room, creating an open floor plan perfect for entertaining. The Living Room is a cozy yet sophisticated space, highlighted by a floor-to-ceiling brick-accented fireplace with a gas insert and abundant natural light. A convenient Half Bath and Garage access complete the main level. Upstairs, retreat to the Master Bedroom, where coffered ceilings add a touch of elegance, and a luxurious 5-piece ensuite (including dual sinks, walk-in tile shower, and soaker tub) invites relaxation. The walk-in closet is a dream, featuring built-in shelving and organizers. Two additional Bedrooms offer ample space for family or guests, sharing a beautifully appointed 4-Piece Bath. The upper-level Laundry Room adds a practical touch to your daily routine. The lower level

of the home is a blank canvas waiting for your personal touch, with a bathroom rough-in already completed and the option for the builder to finish it to your specifications if desired. Think play space, office space or gym area. The exterior of this home is as impressive as the interior, with black framed windows and premium-grade siding in a striking iron/ore color. Manufactured stone add a beautiful accent, and board and batten gable in lux light ash perfectly match the Steelcraft Elite garage door in cedar colour. Enjoy outdoor living on the Trex composite deck (front and back), complete with pre-finished aluminum railings for durability and low maintenance. This home is packed with modern amenities, including an on-demand water heater, central vacuum rough-in, and solar power readiness. With a minimum R-60 insulation, energy efficiency is assured. This is your family's opportunity to own a brand new, move-in-ready home in the rapidly growing Timberlands North community. Your dream home awaits!