



**236 Thomlison
Red Deer, Alberta**

MLS # A2143277



\$469,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,124 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: None

Welcome to your dream home in the highly sought-after neighbourhood of Timber Ridge on the desirable east side of Red Deer! Renowned for its excellent shopping, amenities, and proximity to schools, Timber Ridge is the perfect place for families! ~ This stunning 4-bedroom, 3-bathroom residence boasts an abundance of natural light, creating a warm and inviting atmosphere throughout. Nestled at the end of a quiet avenue with no thru traffic, this modern home offers the perfect blend of tranquility and convenience ~The open-concept layout features a sleek, contemporary design, complemented by central air conditioning to keep you comfortable year-round. The spacious living areas are perfect for entertaining, while the well-appointed kitchen is a chef's delight, complete with stainless steel appliances and stylish finishes ~ Retreat to the luxurious master suite, featuring a 4 piece en-suite and ample closet space. The additional bedrooms are generously sized, providing plenty of room for family and guests ~ Enjoy the added living space of the fully finished basement which has 2 more nicely sized bedrooms and 4pc bathroom ~ Outside, the fully fenced backyard offers privacy and security and faces east which means a ton of sunlight while you relax on the deck ~ The double detached garage providing ample parking and storage. Don't miss the opportunity to make this exceptional property your new home!