



**60 Thorkman Avenue
Red Deer, Alberta**

MLS # A2161117



\$679,900

Division:	Timberlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,222 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: NONE

IMMEDIATE POSSESSION IS AVAILABLE! Brand new fully finished (WITH 2444 SQ. FT OF DEVELOPED LIVING SPACE) 4 bedroom 3 bathroom bi-level with large 23 x 25 attached garage in highly desirable Timberlands subdivision (Backing onto a trail and siding onto a green space). With close proximity to shopping, schools, Canyon Ski Gill, Riverbend golf course, walking trail and all services, you'll love this location. You don't have to worry about finishing the basement later...this home is TURN KEY! Upstairs you will find an open kitchen/living room/dining room floor plan with luxury vinyl plank throughout the main areas and carpet in the bedrooms. The kitchen has a large centre island finished in quartz and highlighted with stainless steel appliances. There is a good size west facing rear deck located just off the kitchen with aluminum railing and gas line for barbecue. The living room/dining room are ample in size with an abundance of natural light and will be great for entertaining. The primary bedroom is located on the main floor with a large walk in closet and a 4 piece ensuite with custom shower and his/hers sinks. You'll love the convenience of the main floor laundry room complete with washer/dryer. A 4 piece main bathroom and another bedroom complete the main floor. You'll be impressed with the size of the Family room in the lower level. The large windows make this space truly enjoyable-along with the wet bar and Napoleon electric fireplace. There are two additional bedrooms and a 4 piece bathroom to complete the space. The family room flooring is finished in luxury vinyl plank and the bedrooms in carpet. Other great features include roughed in underSlab heat in the lower level, roughed in central vac, fully fenced rear yard, roughed in for heat in garage, 10 year new home warranty, front sod and rear, poured concrete front driveway. You won't want to

miss this exception home! "NEW HOME ADVANTAGE"-10 YEAR NEW HOME WARRANTY, ENERGY EFFICIENT HOME WITH SPRAY FOAM INSULATION, HIGH EFFICIENCY APPLIANCES, ZERO MAINTENACE EXTERIOR-NEW SAVES MONEY!