



**49 Tranter Street
Red Deer, Alberta**

MLS # A2163493



\$639,900

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

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

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, Washer, Dryer, bar fridge, all window coverings, garage door opener and remote

Elevate your lifestyle with this exquisite, brand-new 2-storey home in Timberlands North, designed for those seeking more space and sophistication. Perfectly positioned within walking distance to schools, libraries, shops, and services, this home offers convenience for your busy life while being part of a vibrant, expanding community. The open-concept main floor is built for entertaining and everyday living. The Kitchen is a blend of form and function, featuring soft-close cabinets with three banks of pot and pan drawers, stunning Valentino quartz counters, and a custom quartz range hood. A Samsung appliance package, large central island, and a stylish coffee/bar area with open shelving and a bar fridge make this space an entertainer's dream. The Living Room, highlighted by a floor-to-ceiling brick-accented fireplace, is bathed in natural light—perfect for hosting friends or cozy family evenings. A half bath and garage access complete the main level. Upstairs, the Master Suite provides a luxurious escape with coffered ceilings, a spa-like 5-piece ensuite with dual sinks, a walk-in tile shower, and a soaker tub. The walk-in closet, complete with built-in shelving, offers abundant storage. Two additional Bedrooms, a beautifully appointed 4-piece Bath, and an upper-level Laundry Room provide practicality and ease for the entire family. The lower level is a blank canvas, ready for whatever your family needs—whether it's a play area, home office, or gym, the space can be tailored to your lifestyle. The builder offers the option to finish it to your specifications, adding even more value to this home. Outside, you'll appreciate the meticulous design, from the black-framed windows and premium-grade siding to the striking iron/ore colour scheme and cedar accents. The low-maintenance Trex composite decks (front and back) are perfect for

outdoor living, and the energy-efficient design—complete with solar power readiness, on-demand water heater, and R-60 insulation—ensures this home is as smart as it is stylish. With generous space, modern amenities, and a location set for future growth, 49 Tranter Street offers your family the perfect blend of luxury and functionality. Make it your forever home!