



GRASSROOTS
REALTY GROUP

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**30 Truant Crescent
Red Deer, Alberta**

MLS # A2198036



\$599,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Window Coverings, Garage Door Opener & Controls		

This fully finished 2-storey home offers 5 large Bedrooms, an East-facing Bonus Room, A/C, and in-floor heat in the Basement—all wrapped in stunning curb appeal on a quiet road. If you're looking for a home that gives everyone room to spread out while keeping life effortlessly organized, 30 Truant Crescent is it. Step inside to an open main floor built for connection. The Kitchen (with new stove!) is the heart of the home, complete with a massive pantry for all your essentials and quick access to the Dining Room and Living Room—so whether you're meal prepping, supervising homework, or catching up over coffee, everything flows together effortlessly. A half Bath and direct access to the Attached Double Garage make day-to-day life that much easier. Head upstairs and discover an Bonus Room bathed in morning light—perfect for a play space, media zone, or quiet retreat. The Primary Bedroom is your personal sanctuary, featuring a walk-in closet and a private 3-piece Ensuite. Two more exceptionally large Bedrooms, a 4-piece Bath, and a dedicated Laundry Room ensure there's no shortage of space for a growing family. The Lower Level expands your options with a fantastic Rec Room, two additional oversized Bedrooms, and another full Bath. Whether it's a teen hangout, a guest retreat, or a workout space, this level is packed with possibilities and comfort, thanks to in-floor heat. Outside, the fenced Backyard offers a safe space for kids and pets to run, while the Deck is perfect for summer BBQs and weekend relaxation. Need to stretch your legs? You're steps away from walking trails, a pond, and a playground—plus, the library and all the amenities you need are just minutes away. This is more than a house—it's a home designed to grow with you. If you're ready to upgrade your

space and your lifestyle, 30 Truant Crescent is ready to welcome you home.