



**61 Thomlison Avenue
Red Deer, Alberta**

MLS # A2204537



\$385,000

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|------------------|---------------------------------|---------------|------------------|
| Division: | Timber Ridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,402 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Front Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, TV mount, Garage Door Opener & 1 Control

Welcome to 61 Thomlison Avenue ~ Original Owners ~ Extremely well maintained property boasting two large primary bedrooms both with their own walk-in closets and ensuites plus an attached garage! The open concept main floor showcases vinyl plank flooring, modern paint colours and a beautiful kitchen! The kitchen features white cabinetry, stainless steel appliances, a corner pantry and an island with seating. From the dining area you can access the fully fenced & landscaped yard with a nice size deck and added privacy perfect for those upcoming Summer gatherings! Upstairs is home to the two oversized bedrooms with laundry separating the rooms for added convenience. The undeveloped basement allows for a 3rd bedroom, bathroom and family room in the future. No condo fees and located in a great spot close to incredible amenities like the Red Deer trail system, shopping, schools and parks! A move-in ready home!