



**GRASSROOTS**  
REALTY GROUP

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**137 Truant Crescent  
Red Deer, Alberta**

**MLS # A2211545**



**\$459,900**

<b>Division:</b>	Timberstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, High Ceilings		

**Inclusions:** None

Welcome to your dream home! Nestled in a sought-after, family-friendly neighborhood, this spacious 4-bedroom, 3-bathroom gem offers comfort, style, and room for everyone. Step inside to a massive living room filled with natural light—perfect for entertaining or relaxing with family. The spacious kitchen and dining area make hosting a breeze, with plenty of room to cook, gather, and enjoy meals together. Retreat to the private primary suite featuring a luxurious ensuite bathroom, ideal for unwinding at the end of the day. A second bedroom is on this level. Downstairs, you'll find a huge recreation room that offers endless possibilities—home theatre, gym, playroom, or all of the above! 2 More bedrooms, a nice 4 piece bathroom and utility room round out this fully developed basement. Outside, enjoy a lovely yard with space for kids, pets, and summer BBQs. Whether you're gardening, playing, or just soaking up the sun, you'll love the outdoor living this property provides. As a huge bonus this home also has a 50 amp backyard plug-in ideal for EV charging or RV owners. It's Tesla-compatible with adapter. Don't miss your chance to live in this incredible home in a truly beautiful neighborhood. Schedule your showing today!