

**66 Truant Crescent**  
**Red Deer, Alberta**

**MLS # A2257038**



**\$729,900**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,322 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private, Street Lighting		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** na

Welcome to this Family Home in Timber Ridge! Discover the perfect blend of comfort, space, and smart investment in this LEGALLY SUITED 5-bedroom, 4-bathroom home, built in 2016 and located in the heart of Timber Ridge—one of the area's most desirable communities. This spacious 2-storey layout features a 3-bedroom, 2.5-bathroom main residence with bright, open living areas, a walk-through pantry, and an oversized, heated garage for all your storage needs. The bedrooms in this home are extremely spacious! The fully legal 2-bedroom basement suite includes its own entrance and full bathroom. Separate fenced yards for privacy and outdoor enjoyment, Generous square footage with room for the whole family, Close to schools, parks, shopping, restaurants, walking paths and more. Live upstairs while someone helps in the suite! Whether you're a homeowner looking for flexibility or an investor seeking a high-demand rental property, this home offers the best of both worlds. Move in, rent out, and reap the rewards.