



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**45 Tranter Street**  
**Red Deer, Alberta**

**MLS # A2258013**



**\$649,900**

<b>Division:</b>	Timberlands North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-W
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, garage door opener.

Welcome to this beautiful home located in the sought after community of Timberlands North. This open and bright 3 bedroom, 3 bath home is flooded with lots of light through the large triple-pane windows. This home features luxury vinyl plank, an open floor plan and high ceilings on the main floor that opens to the 2nd floor in the living room which features an electric fireplace. Main floor office (no closet) and has a cheater door to the 4 pce bath. The chef's kitchen has plenty of cabinets, including a large pantry, island, and quartz countertops and is open to the dining area. Upstairs you will find upgraded carpet, convenient 2nd floor laundry room, a 4 pce bath, primary bedroom, 2 additional good sized bedrooms with walk-in closets. At the top of the stairs, the landing has enough space for a small family room. The king sized primary bedroom features a large walk-in closet and 5 pce ensuite with dual vanities, large shower and a freestanding jetted tub. The basement is currently undeveloped but is approved for a legal suite, has in-floor heating and a side entrance for more privacy. The double attached garage and a deck complete the house. This home is conveniently located near schools, shopping, restaurants, and more. These photos are virtually staged, so the finished home may differ slightly.