# \$649,900 - 18 Trout Avenue, Red Deer

MLS® #A2229210

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,244 sqft Residential on 0.12 Acres

Timberlands North, Red Deer, Alberta

IMMEDIATE POSSESSION AVAILABLE! Brand new FULLY Developed (2141 SQ. FT. OF LIVING SPACE) 3 bedroom 3 bathroom modified bi-level with TRIPLE attached garage. This fabulous home is located in Timberlands North, close to shopping, schools, Canyon Ski Hill, Riverbend golf course with easy access to the highway and north/south Red Deer. The main floor has a beautiful open kitchen/dining room living room design. The kitchen is finished with quartz counter tops, a large Island and black stainless steel appliances. The living room has plenty of natural light and a large linear electric fireplace-flooring is luxury vinyl plank. There is also a 4 piece bathroom on the main floor and a good sized spare bedroom. The master bedroom is located up a few stairs with large walk in closet with custom shelving (with barn door) and a 4 piece ensuite with his/hers sinks and stand up shower. The lower level also has an abundance of natural light and has a spacious family room, finished laundry room with black stainless steel washer dryer, 4 piece bathroom and another bedroom-flooring is carpet. The lower level has roughed in under slab heat, roughed in central vac. Outside you will find a finished rear deck with aluminum railing, a gas line for barbecue, a fully sodded front yard and rear fence. This home comes with a 10 year new home warranty.







#### **Essential Information**

MLS® # A2229210 Price \$649,900

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,244
Acres 0.12
Year Built 2025

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

# **Community Information**

Address 18 Trout Avenue
Subdivision Timberlands North

City Red Deer
County Red Deer
Province Alberta
Postal Code T4P 0Y8

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Double Garage Attached, Concrete Driveway

# of Garages 3

#### Interior

Interior Features Kitchen Island, Vinyl Windows, No Animal Home, No Smoking Home Appliances Dishwasher, Electric Stove, Refrigerator, Microwave, Washer/Dryer

Heating Electric, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features Private Yard, BBQ gas line

Lot Description Street Lighting, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed June 9th, 2025

Days on Market 134

Zoning R1

## **Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.