

317 Timothy Drive  
Red Deer, Alberta

MLS # A2214648



\$487,900

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Timberlands   |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bi-Level  |        |                   |
| Size:     | 1,163 sq.ft.  | Age:   | 2010 (15 yrs old) |
| Beds:     | 4   | Baths: | 3                 |
| Garage:   | Double Garage Attached, Heated Garage, Rear Drive                         |        |                   |
| Lot Size: | 0.11 Acre   |        |                   |
| Lot Feat: | Back Lane, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, L |        |                   |

|             |                            |            |     |
|-------------|----------------------------|------------|-----|
| Heating:    | Forced Air                 | Water:     | -   |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -   |
| Roof:       | Asphalt Shingle            | Condo Fee: | -   |
| Basement:   | Finished, Full             | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding        | Zoning:    | R-N |
| Foundation: | Poured Concrete            | Utilities: | -   |

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV mount in master bedroom

Visit REALTOR® website for additional information. Welcome to this beautifully maintained bi-level including a detached garage, on a corner lot in the desirable Timberland community. Step inside to discover a bright, open floor plan filled with natural light from south-facing windows. The kitchen is a true showpiece, featuring warm natural wood cabinets, a stylish backsplash, stainless appliances, a large island with breakfast bar & sink, plus a pantry. The main level offers 2 beds, including a primary suite with its own 3-piece ensuite. Downstairs, the fully finished basement boasts a generous rec room, 2 more beds, laundry & another 3-piece bath - ideal for family or guests. Enjoy outdoor living on the back deck with gas line hookup, & a low-maintenance backyard that's perfect for relaxing. A fantastic home in a sought-after neighborhood.