

84 Tanner Street
Red Deer, Alberta

MLS # A2264314



\$599,900

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|------------------|---|---------------|-------------------|
| Division: | Timber Ridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,239 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Corner Lot | | |

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|--------------------|------------------------------------|-------------------|-----|
| Heating: | High Efficiency, In Floor | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Separate Entrance | | |

Inclusions: Fridge X 2, Stove X 2, Built-in Dishwasher X2, Built-in Microwave X2, Stackable Washer and Dryer, Washer and Dryer, Garage Door Opener

Corner lot with a legally suited home in beautiful Timber Ridge. The main floor unit has 3 bedrooms, 2 bathrooms and the double attached garage. With the open flowing floor plan makes it welcoming and cozy, with big windows to let in the bright sun. The primary bedroom has a 3 pc ensuite and walk-in closet. 2 more good size bedroom. In the basement is the utility room and its own washer and dryer which complete the main suite. With each suite having a private entrance the lower suites it in the rear of the house with its own parking pad that accommodates 2 spaces. The lower suite also has an open floor plan with large living room and spacious kitchen with plenty of counter space and a pantry. The two bedrooms are private with large windows giving off lots of light. The 4 pc bathroom is roomy with a linen closet. The lower suite also has its own laundry. Heating for the lower level is in-floor heat and HVAC system. Main level uses a high efficiency furnace.