

34 Thayer Close
Red Deer, Alberta

MLS # A2169195



\$534,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Be the first owner of this brand new Laebon Home situated in a cul-de-sac in desirable Timber Ridge, ready for possession in November! Ideally located close to the numerous amenities of Timberlands and Clearview Market, as well as schools, playgrounds, and walking trails, this is an ideal location. This stylish Paxton two storey floor plan offers 1707 square feet above grade, a wide open living space, large windows, 2nd floor laundry, and a large bonus room! The main floor features vinyl plank flooring throughout, and a beautiful kitchen offering two toned raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a large walk in pantry. The adjacent eating area has sliding patio doors that lead out to the deck. Head upstairs to find two nicely sized kids/spare rooms that share a large 4 pce bath, and a large master bedroom with its own private 4 pce ensuite and huge walk in closet. Laundry is conveniently located near the bedrooms, and the large and bright bonus room gives you additional living space to enjoy. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the walkout basement development for you, and allowances for blinds and a washer & dryer can also be included to make this a fully move in ready home. Poured concrete driveway, front sod, and rear topsoil to grade are included and will be completed as weather permits. GST is already included in the purchase price. Live worry free thanks to a full 1 year builder warranty and a 10 year Alberta New Home Warranty. Taxes have yet to be assessed. Home is currently under construction, estimated completion date is November 2024. Photos and renderings are examples of a previous home built with the same floor plan, finishes and colours will not be identical to photos.