

44 Toal Close
Red Deer, Alberta

MLS # A2169220



\$579,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 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, Interior Lot, Pie Shaped Lot		

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, Double Vanity, 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

Welcome to Timber Ridge, one of the most sought after family oriented subdivisions in Red Deer's growing east side! Built by Laebon Homes, this brand new walkout 2 storey home offers 1928 square feet above grade, a wide open living space filled with natural light, and modern finishes throughout! The kitchen features two tone cabinetry, quartz countertops, a large island with eating bar, stainless steel appliances, and a convenient walk-in pantry. The living area is spacious and bright with a large picture window overlooking the backyard, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious master bedroom suite with your own private 4 pce ensuite with shower and a double vanity, and a massive walk-in closet. Two more bedrooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the huge bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The double attached garage is insulated, drywalled, and taped and is the perfect space for keeping your vehicles or toys out of the weather elements. If you need more space, the builder can complete the walkout basement development for you, and allowances can also be provided for blinds and a washer and dryer through the builder's suppliers. Front sod is included and will be completed as weather permits. Live worry free with a 1 year builder warranty and 10 year Alberta New Home Warranty, and GST is already included in the purchase price. Taxes have yet to be assessed. This home is currently under construction and has an estimated completion date of December 2024. Photos are examples from a previous built home of this floor plan, and do not reflect the finishes and colours used in this home.