

317 Timothy Drive  
Red Deer, Alberta

MLS # A2214648



**\$487,900**

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

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

**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.