

# \$659,900 - 18 Trout Avenue, Red Deer

MLS® #A2229210

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,244 sqft  
Residential on 0.12 Acres

Timberlands North, Red Deer, Alberta

**IMMEDIATE POSSESSION AVAILABLE!**

Brand new FULLY Developed 3 bedroom 3 bathroom modified bi-level with TRIPLE attached garage. This fabulous home is located in Timberlands North, close to shopping, schools, Canyon Ski Hill, Riverbend golf course with easy access to the highway and north/south Red Deer. The main floor has a beautiful open kitchen/dining room living room design. The kitchen is finished with quartz counter tops, a large Island and black stainless steel appliances. The living room has plenty of natural light and a large linear electric fireplace-flooring is luxury vinyl plank. There is also a 4 piece bathroom on the main floor and a good sized spare bedroom. The master bedroom is located up a few stairs with large walk in closet with custom shelving (with barn door) and a 4 piece ensuite with his/hers sinks and stand up shower. The lower level also has an abundance of natural light and has a spacious family room, finished laundry room with black stainless steel washer dryer, 4 piece bathroom and another bedroom-flooring is carpet. The lower level has roughed in under slab heat, roughed in central vac. Outside you will find a finished rear deck with aluminum railing, a gas line for barbecue, a fully sodded front yard and rear fence. This home comes with a 10 year new home warranty.

Built in 2025

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2229210          |
| Price          | \$659,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,244             |
| Acres          | 0.12              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 18 Trout Avenue   |
| Subdivision | Timberlands North |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4P 0Y8           |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached                                      |
| # of Garages   | 3                                                                              |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Electric, Fireplace(s)                                            |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Electric                                                          |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                   |
| Lot Description   | Front Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                              |
| Construction      | Mixed                                        |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 122            |
| Zoning         | R1             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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