

\$554,900 - 472 Timberlands Drive, Red Deer

MLS® #A2128542

\$554,900

3 Bedroom, 2.00 Bathroom, 1,477 sqft
Residential on 0.10 Acres

Timberlands North, Red Deer, Alberta

Welcome to 472 Timberlands Drive, a 1477 sqft modified bi-level home built by Manhani Builders in the neighbourhood of Timberlands North, Red Deer. Carefully crafted for comfort living, it boasts a desirable location with walking distance to schools, restaurants, and Clearview Shopping Centre. The open layout, tall vaulted ceiling, and thoughtful design elements create a stylish living experience. Highlights include a grand entrance, stained maple railing, main floor laundry, feature walls, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and upgraded stainless steel appliance package. The master bedroom offers privacy with a walk-in closet and ensuite. The double car garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, composite trims, and wood grain paneling. Enjoy outdoor spaces with a composite front deck and a 12'x10' treated wood back deck. Additional features include MDF painted shelves, roughed-in garage heater, walk-out basement, roughed-in floor heating, and potential for a legal basement development (already roughed-in) as a mortgage helper. A high-efficiency furnace and HRV System which ensures clean air and comfortable temperature throughout the home. Please note that the driveway, parging and front yard landscaping is pending and will be completed in the spring. Interior is completed



and it is ready for possession. Quotes are available for basement finishing, and the property comes with a Progressive Home Warranty. Welcome to 472 Timberlands Drive, where comfortable living meets modern charm.

Built in 2024

Essential Information

MLS® #	A2128542
Price	\$554,900
Sold Price	\$560,700
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,477
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	472 Timberlands Drive
Subdivision	Timberlands North
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0Y6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out



Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Other, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 23rd, 2024
Days on Market	21
Zoning	R1C
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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