

# \$689,900 - 18 Trout Avenue, Red Deer

MLS® #A2229210

## \$689,900

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

Timberlands North, Red Deer, Alberta

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. Possession is approximately August 15, 2025.

Built in 2025

## Essential Information



MLS® #	A2229210
Price	\$689,900
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	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
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	8
Zoning	R1

### **Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
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