

**84 Tanner Street  
Red Deer, Alberta**

**MLS # A2264314**



**\$604,900**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** High Efficiency, In Floor

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge X 2, Stove X 2, Built-in Dishwasher X2, Built-in Microwave X2, Stackable Washer and Dryer, Washer and Dryer, Garage Door Opener

Corner lot with a legally suited home in beautiful Timber Ridge. The main floor unit has 3 bedrooms, 2 bathrooms and the double attached garage. With the open flowing floor plan makes it welcoming and cozy, with big windows to let in the bright sun. The primary bedroom has a 3 pc ensuite and walk-in closet. 2 more good size bedroom. In the basement is the utility room and its own washer and dryer which complete the main suite. With each suite having a private entrance the lower suites it in the rear of the house with its own parking pad that accommodates 2 spaces. The lower suite also has an open floor plan with large living room and spacious kitchen with plenty of counter space and a pantry. The two bedrooms are private with large windows giving off lots of light. The 4 pc bathroom is roomy with a linen closet. The lower suite also has its own laundry. Heating for the lower level is in-floor heat and HVAC system. Main level uses a high efficiency furnace.