

**54 Tarzwell Avenue  
Red Deer, Alberta**

**MLS # A2263776**



**\$589,900**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Timberstone                                                   |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | Bungalow                                                      |               |                  |
| <b>Size:</b>     | 1,300 sq.ft.                                                  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                                             | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Rectangular Lot, Street Lighting       |               |                  |

|                    |                                                                   |                   |     |
|--------------------|-------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** Garage door remote

Perfect for families and mature individuals seeking a bungalow for their new dream home. A main level layout with two well-appointed bedrooms and a full 4 piece bath. The heart of the home is a stunning large kitchen, complete with quartz countertops and large island that's perfect for entertaining and culinary delights. The dining area access to a covered west facing deck offers an outdoor extension to your living space. An electric fireplace with a gorgeous feature wall with built in cabinetry promises to be the centerpiece of your cozy evenings. Your master suite will be a sanctuary with an ensuite boasting double sinks a tiled shower and a spacious walk in closet for unparalleled comfort and privacy. As you enter from your 2 car garage you will enter a mudroom with large bench and a main floor laundry adding a layer of practicality and ease. Large undeveloped basement awaits your creative vision.