

# \$469,900 - 219 Thomlison Avenue, Red Deer

MLS® #A2245922

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,076 sqft

Residential on 0.10 Acres

Timber Ridge, Red Deer, Alberta

This spotless and turn key home shines with pride of ownership and offers an opportunity to just move in and enjoy! Everything has been done here including a beautiful fully finished basement, central A/C, a finished and heated 24x24 garage, and a vinyl fenced and fully landscaped yard. Inside you'll find a bright and open floor plan offering modern finishes including vinyl flooring throughout the main floor living space, and an upgraded kitchen with beautiful white cabinetry up to the ceiling, a pantry space, and stainless steel appliances including a new dishwasher and a 1 year old french door fridge. The eating area will easily accommodate a large family and there's additional bar seating at the kitchen counter, and the large front living room enjoys evening sun from a West facing picture window. The master bedroom fits your king size bed with ease and has its own private 4 pce ensuite, while the second bedroom and main 4 pce bath complete the main floor space. The basement was completed by the builder and features a huge family room and rec room space, upgraded pot lighting, two nicely sized bedrooms, and a full 4 pce bathroom. Relax out on the back deck while the kids enjoy the fully fenced yard space, or work in the huge garage which offers high ceilings with mezzanine storage, a floor sump, and gas heater. All of this is just steps from an awesome park and pond space with walking trails, future school site, and you're just a short drive from numerous amenities. This



awesome home is a pleasure to show!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245922    |
| Price          | \$469,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,076       |
| Acres          | 0.10        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 219 Thomlison Avenue |
| Subdivision | Timber Ridge         |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4P 3E6              |

**Amenities**

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Off Street |
| # of Garages   | 2                                                                                  |

**Interior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | Central Air                                                                                                                                |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 13                |
| Zoning         | R-N               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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