

# \$785,000 - 24 Toye Street, Red Deer

MLS® #A2222827

## \$785,000

5 Bedroom, 4.00 Bathroom, 2,710 sqft

Residential on 0.12 Acres

Timberlands, Red Deer, Alberta

Coming soon to Timberlands - a beautiful brand-new legal suite with an attached garage. This floor plan is named "The Talia". Built by Ross Custom Build Contracting with quality craftsmanship inside and out. The Talia will be all ABOVE GRADE (2 separate suites) which means no stuffy basements suites here! Unit 1 is the main floor, and unit 2 is upper floor. There is nothing like it for sale in Central Alberta making this a unique opportunity. Each unit has its own separate entrance & is separately metered. This is the perfect floor plan for those who wish to embrace home ownership with flexibility or invest in their future with a fully rented legal suite. The main floor was designed for those who wish to age in place and prefer space, privacy & functional living. Plan for the long term! The Talia has 44-inch-wide hallways & 36-inch-wide doorways throughout the main floor so mobility will never be a concern. Enjoy upgrades throughout such as Quartz countertops, a custom tiled curb less shower on the main floor ensuite bathroom. In-floor heat on the main floor, a private fenced yard for both units, so you can bring the fur babies too. It really doesn't get any better than this "The Talia"™ main floor features 9 ft ceilings, two bedrooms and two full bathrooms. Open concept living room/kitchen/dining room. A large island w/ an eating bar, a spacious pantry, and all custom two-toned cabinetry finished with full tile backsplash, a full stainless steel appliance package, a stainless steel



undermounted sink and a lovely garden door out to concrete patio & yard. Upper floor unit has 3 bedrooms and two baths - one guest 4pc. bath plus one 4pc. ensuite bath. The primary bedroom has a walk-in closet. The upper unit is heated with its own furnace. The upper kitchen has a large island, a pantry, a stainless-steel appliance package and custom two-toned cabinetry with a full tile backsplash. The dining room has a double garden door out to the upper deck. Each unit has their own laundry with washer & dryer included. New home warranty is also provided. Timberstone is an incredible location with all the amenities needed, right at your fingertips. From shopping to dining, to medical care, fitness centres and schools! it really does have it all. It will also check off all your recreational boxes with two golf courses very close by, Discovery Canyon, Three Mile Bend dog park, a Pickleball Court, trails and so much more. Invest in your future here! There are 10 other lots available, and builder is offering \$20,000 off all pre-sales before September 30th 2025. You can pick your floor plan, colors, lot and finishings within a generous allowance budget. Or make modifications necessary for your family or investment plans. With limited options available in the market, you will appreciate this plan. \*Please note that prices & features are subject to change with no notice. Completion scheduled for October 2025 and also subject to change\*

Built in 2025

**Essential Information**

MLS® #	A2222827
Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4

Square Footage	2,710
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	24 Toye Street
Subdivision	Timberlands
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0Y5

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Boiler
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
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Days on Market	75
Zoning	R1C

## **Listing Details**

Listing Office	Century 21 Maximum
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