

# \$719,900 - 471 Townsend Street, Red Deer

MLS® #A2233137

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,731 sqft

Residential on 0.10 Acres

Timberlands North, Red Deer, Alberta

Welcome to your dream property—a fabulous lifestyle home that effortlessly blends modern comfort with a separate residence! This property is thoughtfully designed to cater to both family living and smart potential investing. A unique opportunity to invest in both luxurious living and intelligent financial planning. Comprising of an additional full-sized 1-bedroom residence situated above a spacious, detached double car garage, which backs onto a paved alley! Suitable for multigenerational families, small businesses, or rental purposes.

Step inside the primary residence from the welcoming front covered porch and discover a bright, open-concept main floor. The living, dining, and kitchen areas flow seamlessly together, creating an inviting space for everyday living. At the heart of the home, a generously sized quartz island anchors the kitchen—ideal for meal prep, casual dining, and entertaining guests.

Upstairs, discover three spacious bedrooms, including the master suite, complete with a private 5-piece ensuite, ensuring a peaceful retreat at the end of the day. A well-appointed main bathroom complements the additional 2 bedrooms for family and visitors.

The separate charming one-bedroom unit features its own kitchen and living room. It is currently leased. This independent space



offers an ideal opportunity to generate rental income or serve as a perfect setting for a small business.

Whether you're looking to expand your investment portfolio or create an older children's separate living arrangement, the possibilities are endless with this well-designed unit.

The property includes a detached double garage( would make an awesome man cave!), a single attached garage, and a paved parking pad, offering ample off-street parking.

Situated in a great neighborhood, you are just steps away from shopping, schools, parks, and recreational facilities. Enjoy the convenience of urban living while residing in a quiet, welcoming area.

Don't miss the chance to experience this remarkable and unique property that combines elegance, flexibility, and location advantages.

Built in 2015

**Essential Information**

MLS® #	A2233137
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,731
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 471 Townsend Street  
Subdivision Timberlands North  
City Red Deer  
County Red Deer  
Province Alberta  
Postal Code T4P 0Y5

### Amenities

Utilities Electricity Connected, Garbage Collection, Sewer Connected, Natural Gas Connected, Water Connected  
Parking Spaces 4  
Parking Alley Access, Double Garage Detached, Garage Faces Front, Heated Garage, Oversized, Single Garage Attached  
# of Garages 3

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Central, In Floor, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Courtyard, Private Entrance  
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 21st, 2025  
Days on Market 87

Zoning

R1C

## **Listing Details**

Listing Office

Royal LePage Network Realty Corp.

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