

# \$549,900 - 46 Tarzwell Avenue, Red Deer

MLS® #A2259402

## \$549,900

2 Bedroom, 2.00 Bathroom, 1,241 sqft  
Residential on 0.12 Acres

Timberlands North, Red Deer, Alberta

Stunning bi-level home featuring a beautifully designed interior, expertly curated by the renowned Falcon Homes design team – includes a chef’s kitchen with premium Energy Star appliance package (microwave/OTR hood fan, dishwasher, stove, fridge), soft-close cabinet doors and drawers in the kitchen and bathrooms, spa-like bathrooms, and elegant custom finishes throughout. Exterior highlights include composite decking with metal railing on the front veranda, stone accents on the front elevation, and 30-year asphalt shingles. Energy-efficient features include PVC low-e, argon gas, triple-pane Energy Star windows made in Alberta, a high-efficiency furnace and hot water tank, and power-vacuumed, heat ducts. The attached garage is insulated, drywalled & first-taped, with 16’ x 8’ overhead doors, opener, and two remotes.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259402  |
| Price          | \$549,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,241     |
| Acres          | 0.12      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 46 Tarzwell Avenue |
| Subdivision | Timberlands North  |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 0Y9            |

### Amenities

|                |                  |
|----------------|------------------|
| Parking Spaces | 2                |
| Parking        | Attached Carport |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)   |
| Heating           | Boiler, Natural Gas                                         |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full, Unfinished                                            |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                      |
| Lot Description   | Back Yard, City Lot, Front Yard                     |
| Roof              | Asphalt Shingle                                     |
| Construction      | Asphalt, Cement Fiber Board, Concrete, Metal Siding |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-L                  |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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