

# \$729,900 - 471 Townsend Street, Red Deer

MLS® #A2233137

**\$729,900**

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 legal suite potential. This residence is thoughtfully designed to cater to both family living and smart potential investing.

Step into a bright, open main floor that connects the living, dining, and kitchen areas. A generously sized quartz kitchen island serves as the heart of the home, perfect 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.

Above the detached double heated garage, a legal suite awaits—a charming one-bedroom unit featuring 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 kids separate living arrangement, the possibilities are endless with this well-designed legal suite.

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	\$729,900
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, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	4

Parking	Alley Access, Double Garage Detached, Garage Faces Front, Heated Garage, Oversized, Single Garage Attached
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# of Garages	3
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### 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)
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Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
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Heating	In Floor, Forced Air, Natural Gas, Central
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Cooling	None
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Has Basement	Yes
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Basement	Full, Partially Finished
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### Exterior

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

Date Listed	June 21st, 2025
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Days on Market	4
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Zoning	R1C
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### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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