

# \$604,800 - 45 Thorkman Avenue, Red Deer

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MLS® #A2221734

## \$604,800

3 Bedroom, 3.00 Bathroom, 1,590 sqft  
Residential on 0.12 Acres

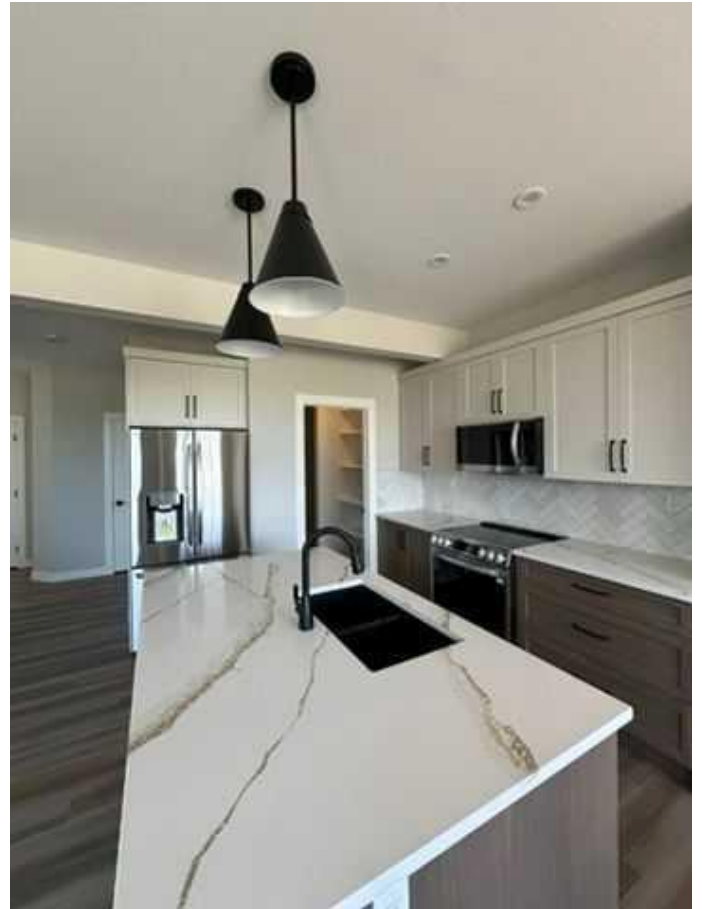
Timberlands, Red Deer, Alberta

Click brochure link for more details. Modern Elegance Meets Everyday Comfort – 1600 Sq. Ft. Two-Storey Gem Discover this beautifully crafted 1600 sq. ft. two-storey home, thoughtfully designed for modern living with a stylish exterior and oversized double garage—perfect for extra storage or a hobby space. Upstairs, unwind in the spacious primary bedroom complete with a luxurious ensuite bath and walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room provide ideal space for growing families, guests, or a home office. The convenient upstairs laundry makes chores a breeze. The main floor offers a welcoming open-concept layout, starting with a generous front entry and flowing into the heart of the home. The gourmet kitchen boasts a large quartz-topped island, full-height cabinetry, and a walk-through pantry with direct garage access—perfect for unloading groceries with ease. Enjoy premium finishes throughout, including quartz countertops, luxury vinyl plank flooring, and plush, stain-resistant carpeting with thick underlay for comfort and durability. Open concept basement is equipped with 9’™ ceilings for future development.

This home is equipped with Performance Designed features for comfort, efficiency, and smart living:

- Lutron Caseta Smart Home Automation (easy to use and expandable)

- Triple-pane windows for enhanced



energy efficiency

- High-efficiency hot water heater
- Lennox furnace with programmable air exchange system

Located in a highly desirable area near a wealth of recreational amenities, including Canyon Ski Resort, two premier golf courses, pickleball courts, walking trails, and more. You™re also just minutes from shopping, dining, and essential services. Built by Mason Martin Homes, where exceptional craftsmanship meets long-term value™this home is not just a place to live, but a smart investment in your future.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221734    |
| Price          | \$604,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,590       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 Thorkman Avenue |
| Subdivision | Timberlands        |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 0Y8            |



## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Smart Home |
| Appliances        | See Remarks                                                                        |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 53             |
| Zoning         | R1             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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