

# **\$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

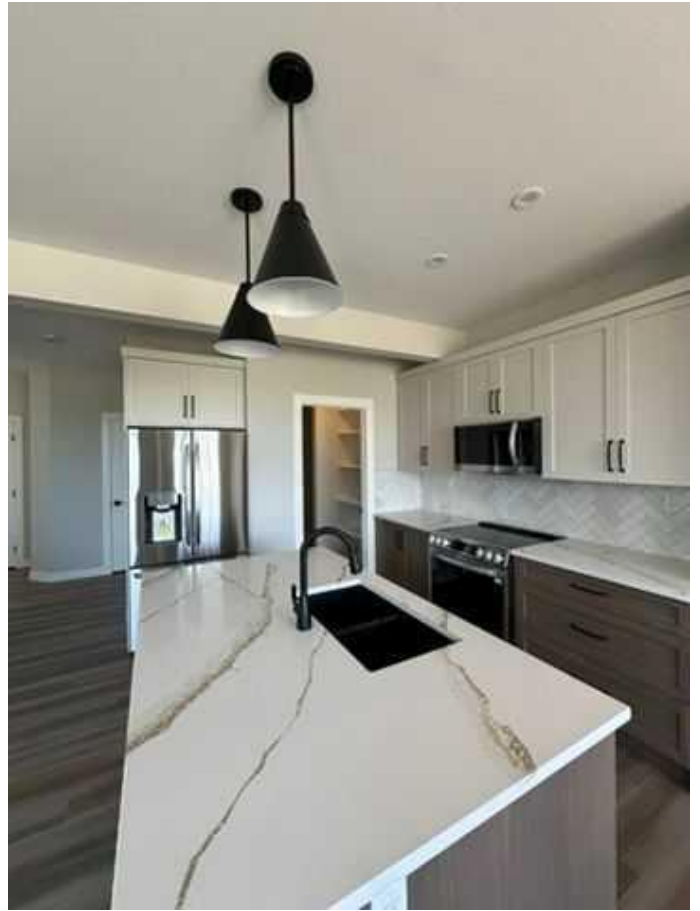
Timberlands, Red Deer, Alberta

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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