

# \$687,900 - 17 Thatcher Avenue, Red Deer

MLS® #A2226910

**\$687,900**

3 Bedroom, 3.00 Bathroom, 2,126 sqft  
Residential on 0.11 Acres

Timberlands, Red Deer, Alberta

Over 2,100 Sq.Ft. of finished space, 3 Bedrooms, 2.5 Bathrooms, a Bonus Room, main floor Office, EV-ready Double Garage, and a separate basement entry—this bold two-storey in Timberlands North delivers standout design and long-term functionality. Located close to parks, schools, walking trails, shopping, and services, it's a smart choice for those who want space, style, and everyday convenience.

From the moment you step onto the covered front porch and through the oversized 8' front door, the attention to detail is clear. Smooth painted flat ceilings flow throughout the home, while tall ceiling heights and a striking black metal and glass railing on the staircase add to the modern aesthetic. The open-concept main floor features durable tile and vinyl plank flooring, an electric fireplace, and large rear-facing windows that fill the space with natural light. The two-tone Kitchen is both beautiful and practical, with quartz countertops, a gas cooktop, built-in wall oven and microwave, and a spacious walk-in pantry. A main floor Office and 2 Piece Bath offer smart functionality for daily life.

Upstairs, the Bonus Room provides flexible extra space, while the Laundry Room impresses with its size, quartz counters, built-in storage, and high-end finishes. The Primary Suite is designed for comfort and style, featuring an accented tray ceiling with



recessed lighting, a walk-in closet, and a 5 Piece Ensuite with a tiled walk-in shower, freestanding soaking tub, double sinks, and a private water closet. Two additional Bedrooms and a full 4 Piece Bath with tiled tub/shower combo complete the upper level.

The attached Double Garage is fully finished with paint, roughed-in for heat, and includes an EV plug. A separate basement entry adds future development potential and flexibility.

Timberlands North is known for its walkability and smart community planning, with immediate access to schools, restaurants, shopping, health services, parks, and public transit. Whether you're running errands, grabbing coffee, or heading out on the trails, everything you need is just steps away.

Modern yet warm, stylish but practical—this home is anything but ordinary.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226910    |
| Price          | \$687,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,126       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 17 Thatcher Avenue |
| Subdivision | Timberlands        |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 0Y6            |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                        |
| Parking        | Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Garage Faces Front, Private Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Double Vanity |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Refrigerator, Built-In Oven                                                                                                |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | None                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Electric, Living Room                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                               |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame                                      |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 62              |
| Zoning         | R1C             |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.