

\$729,900 - 66 Truant Crescent, Red Deer

MLS® #A2257038

\$729,900

5 Bedroom, 4.00 Bathroom, 2,322 sqft

Residential on 0.13 Acres

Timber Ridge, Red Deer, Alberta

INCOME GENERATING Family Home in Timber Ridge!

Discover the perfect blend of comfort, space, and smart investment in this **LEGALLY SUITED** 5-bedroom, 4-bathroom home, built in 2016 and located in the heart of Timber Ridge—one of the area's most desirable communities.

This spacious 2-storey layout features a 3-bedroom, 2.5-bathroom main residence with bright, open living areas, a walk-through pantry, and an oversized, heated garage for all your storage needs. The bedrooms in this home are extremely spacious! The fully legal 2-bedroom basement suite includes its own entrance and full bathroom—ideal for rental income or multi-generational living.

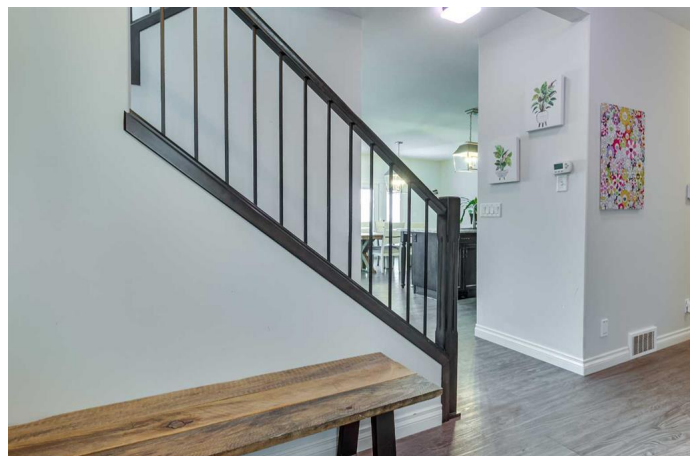
Separate fenced yards for privacy and outdoor enjoyment,

Generous square footage with room for the whole family,

Close to schools, parks, shopping, restaurants, walking paths and more.

Live upstairs while your suite helps pay the mortgage!

Whether you're a homeowner looking for flexibility or an investor seeking a high-demand rental property, this home offers the best of both worlds. Move in, rent out, and reap the rewards.



Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2257038 |
| Price | \$729,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,322 |
| Acres | 0.13 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 66 Truant Crescent |
| Subdivision | Timber Ridge |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4P 0S9 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Attached, On Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Kitchen Island, Laminate Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Private, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 15th, 2025 |
| Zoning | R-L |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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