

# \$785,000 - 28 Toye Street, Red Deer

MLS® #A2222942

**\$785,000**

6 Bedroom, 3.00 Bathroom, 2,710 sqft

Residential on 0.12 Acres

Timberlands, Red Deer, Alberta

Coming soon to Timberlands - a beautiful brand-new legal suite with an attached garage. This floor plan is named "The Hannah". Built by Ross Custom Build Contracting with quality craftsmanship inside and out. The Hannah will be all ABOVE GRADE (2 separate suites) which means no stuffy basements suites here! Unit 1 is the main floor, and unit 2 is upper floor. There is nothing like it for sale in Central Alberta making this a unique opportunity. Each unit has its own separate entrance & is separately metered. This is the perfect floor plan for those who wish to embrace home ownership with flexibility or invest in their future with a fully rented legal suite. Enjoy upgrades throughout such as Quartz countertops, in-floor heat on the main floor, a private fenced yard for both units, so you can bring the fur babies too. It really doesn't get any better than this "The Hannah"™ main floor features 9 ft ceilings, three bedrooms and two full bathrooms. Open concept living room/kitchen/dining room. A large island w/ an eating bar, a spacious pantry, and all custom two-toned cabinetry finished with full tile backsplash, a full stainless steel appliance package, a stainless steel undermounted sink and a lovely garden door out to concrete patio & yard. Upper floor unit has 3 bedrooms and two baths - one guest 4pc. bath plus one 4pc. ensuite bath. The primary bedroom has a walk-in closet. The upper unit is heated with its own furnace. The upper kitchen has a large

THE HANNAH



\*\*\* Not exactly as shown / subject to change.

FRONT ELEVATION



THIS HOME DESIGN IS PROTECTED BY COPYRIGHT.  
DRAWING IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE.



island, a pantry, a stainless-steel appliance package and custom two-toned cabinetry with a full tile backsplash. The dining room has a double garden door out to the upper deck. Each unit has their own laundry with washer & dryer included. New home warranty is also provided. Timberstone is an incredible location with all the amenities needed, right at your fingertips. From shopping to dining, to medical care, fitness centres and schools it really does have it all. It will also check off all your recreational boxes with two golf courses very close by, Discovery Canyon, Three Mile Bend dog park, a Pickleball Court, trails and so much more. Invest in your future here! There are 10 other lots available, and builder is offering \$20,000 off all pre-sales before September 30th, 2025. You can pick your floor plan, colors, lot and finishings within a generous allowance budget. Or make modifications necessary for your family or investment plans. With limited options available in the market, you will appreciate this plan. \*Please note that prices & features are subject to change with no notice. Completion scheduled for October 2025 and also subject to change\*

Built in 2025

### **Essential Information**

MLS® #	A2222942
Price	\$785,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,710
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	28 Toye Street
Subdivision	Timberlands
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0Y5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Microwave, Stove(s)
Heating	Boiler, Forced Air, In Floor
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
Days on Market	97
Zoning	R1C

### Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.