

# \$980,000 - 26 Tagish Avenue, Red Deer

MLS® #A2208829

## \$980,000

5 Bedroom, 5.00 Bathroom, 1,875 sqft

Residential on 0.12 Acres

Timberlands, Red Deer, Alberta

Here's a Unique Opportunity to own one of the very few Carriage Houses in Red Deer! A stunning main home with a second legal residence in the rear—complete with its own 22' x 28' fully finished and heated garage, and a beautiful 640 sq ft legal suite above, currently rented to an excellent tenant for \$1,750/month plus a portion of the utilities. The main home was built to the highest standards and still shows like new! A spacious foyer leads into a gorgeous kitchen with granite countertops, stainless steel appliances, natural gas stove, and a commercial-grade hood fan. Enjoy 10'™ ceilings on the main floor, soaring 20'™ ceilings in the living room, a convenient pocket office, central air conditioning, hardwood floors, and a 22'™ x 23'™ attached heated garage with floor drain.

Natural gas is plumbed to the rear deck for direct BBQ hookup—perfect for entertaining! Upstairs features a generous primary suite with a stunning ensuite and walk-in closet, upstairs laundry, two additional bedrooms, and a beautiful 4-piece bathroom.

The basement is fully finished with 10'™ ceilings, another bedroom, and a massive family room.

The carriage home sits above a fully finished and heated 22.5'™ x 28.5'™ double garage with in-floor heat. The suite itself features 6 appliances, luxury vinyl plank flooring, in-floor heating, and everything needed for comfortable independent living.



This is a rare chance to own two homes under one titleâ€”with a built-in mortgage helper that can bring your monthly payments down below \$3,000/month! Vendor Financing is Available to Qualified Buyers.

Built in 2017

### Essential Information

MLS® #	A2208829
Price	\$980,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,875
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	26 Tagish Avenue
Subdivision	Timberlands
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0Y6

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Triple Garage Detached
# of Garages	5

### Interior

Interior Features	Granite Counters, High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan,

	Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	79
Zoning	R1C

## Listing Details

Listing Office	Realty Executives Alberta Elite
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