

# \$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	72
Zoning	R1C

## Listing Details

Listing Office	Realty Executives Alberta Elite
----------------	---------------------------------

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 MLS®, Multiple Listing Service® 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.