



**GRASSROOTS**  
REALTY GROUP

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111 Reichley Street  
Red Deer, Alberta

MLS # A2226279



**\$560,000**

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,535 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings.

Incredibly well-renovated home in show home condition. The spacious tiled entry leads you into the 4 level split floor plan. There is a beautiful kitchen with 2-toned cabinets with crown moldings, full tile backsplash, wall pantry with pull-outs, a huge island, quartz counter tops, stainless steel appliances, and vaulted ceilings with beams that carry into the dining area. There is medium colored laminate flooring throughout this area. The patio doors in the dining area lead out onto the deck. Upstairs there are 3 bedrooms. The primary is quite large and has a feature wall, double closets, and a 4 pc ensuite. The other 2 bedrooms share a 4 pc bath. The carpet upstairs is all new in May 2025. The 3rd level has a family room with laminate flooring, a gas fireplace, and a door that is ground level that leads out to the yard. There is a 2nd Primary-style bedroom with custom shelving & bed frame, 2 nice-sized windows letting in tons of natural light, a walk-in closet, and an incredible ensuite with double vanities, huge tile & glass shower, and heated floors. On this level, there is also a wine/liquor room that could also be used as cold storage. There is additional storage in the crawl space and the walk-in closet. Very nicely landscaped yard with concrete curbing, firepit area, and a garden shed with power. Renovations include: 2019- Deck & hot water tank. 2020-Basement Re-development complete with heated floors in bathroom. 2023- Upstairs reno of bedrooms, bathrooms, trim & paint. 2024-Full renovation of the kitchen, living, dining, entrance, Hardi board siding & roof. 2025-Carpet replaced. Full warranty on the exterior stone work, siding, and roof.