



**GRASSROOTS**  
REALTY GROUP

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**111 Reichley Street  
Red Deer, Alberta**

**MLS # A2226279**



**\$584,900**

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

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 mouldings, 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 pce ensuite. The other 2 bedrooms share a 4 pce bath. 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. 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. 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.