



GRASSROOTS
REALTY GROUP

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**1 Rollis Street
Red Deer, Alberta**

MLS # A2237365



\$544,900

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Other
Foundation:	Poured Concrete
Features:	Bar, Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Shed

Located in the mature neighborhood of Rosedale, this spacious and updated 2-STOREY HOME is perfect for large or multi-generational families. Boasting 6 BEDROOMS and 4 BATHROOMS, the layout includes two generous living rooms and a LARGE PRIMARY SUITE with an ATTACHED FLEX ROOM — ideal as a nursery, office, or dressing room. There is also a 2-bedroom ILLEGAL BASEMENT SUITE, offering excellent potential for extended family. The kitchen features stainless steel appliances, a large food prep area plus a SECONDARY ISLAND perfect for a party setup. Recent updates throughout the home ensure comfort and style. Enjoy outdoor living on the MASSIVE TWO-TIERED DECK overlooking a HUGE BACKYARD, fully fenced with a DOUBLE GATE for RV parking. Through the MAIN FLOOR LAUNDRY/ MUD ROOM is an attached garage adding convenience and functionality.