



GRASSROOTS
REALTY GROUP

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**135 Rutherford Drive
Red Deer, Alberta**

MLS # A2237507



\$324,000

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	847 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings & blinds

Attention first-time buyers and savvy investors! This charming 3 bedroom, 1.5 bathroom home is located in the highly sought-after southeast area of Red Deer. The bright main floor offers an updated kitchen, cozy dining area, and spacious living room—perfect for everyday living and entertaining. Upstairs features two bedrooms with new flooring and a beautifully renovated full bathroom. The third level offers even more living space with a third bedroom, a half bath, and a versatile flex area—ideal for a home office or playroom with a separate entrance. The lower level is fully developed with a generous rec room and a laundry area. Fully fenced yard includes a shed, deck and parking space. A great opportunity to own a move-in-ready home in a fantastic neighborhood!