



GRASSROOTS
REALTY GROUP

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**21 Ralston Crescent
Red Deer, Alberta**

MLS # A2237752



\$418,500

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,091 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1N

Utilities: -

Inclusions: Fridge x 2, Stove x 2, Stackable Washer & Dryer x 2, Built in Dishwashers x 2, Micro Hood Fan, Hood Fan, Blinds, Curtain Rods, Attached Shelving in Basement Kitchen, Garage Door Opener x 2

Welcome to wonderful living in a highly sought-after ROSEDALE neighborhood! This home sits directly across from a park, boasts ample parking and backs onto a field and walking trails. The 4 bedroom, 3 bathroom home offers a ILLEGAL SUITE with separate basement entrance, landscaped yard and double heated garage with back ally access! The upstairs and garage are currently VACANT. The upper level is thoughtfully designed with a bright cheery kitchen boasting stainless appliances and open concept dining and living room. It offers two bedrooms with primary boasting a 4pc ensuite and walk in closet. Additionally, you'll find another generously sized four-piece bathroom and a laundry combo on this floor, maximizing convenience. The added bonus of a SEPARATE BASEMENT ENTRANCE introduces a realm of possibilities. Downstairs Tenant for ILLEGAL SUITE pays \$ 950/mo. The lower level offers a bright and contemporary living space that includes two additional bedrooms, 4pc bathroom, stainless appliances, separate laundry and an abundance of storage solutions. Updates and maintenance include new shingles in 2021, all new kitchen stainless appliances (up and down) in 2020 and furnace was serviced and cleaned in 2025. Rosedale is known for its family-friendly atmosphere its appeal is further enhanced by its proximity to green spaces, parks, recreational facilities, schools and shopping.