



**GRASSROOTS**  
REALTY GROUP

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**74 Ramsey Avenue  
Red Deer, Alberta**

**MLS # A2241208**



**\$479,900**

<b>Division:</b>	Rosedale Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

If you've been searching for a large family home in a great location, this could be the one! This spacious 2 storey home offers more than 3,000 square feet of total living space including 4 bedrooms on the top floor. Situated on a quiet tree lined street in Rosedale, this property is just down the street from a large park and green space reserve with playground, basketball/tennis courts, and skating rink in the winter. A number of upgrades to this home include many newer windows, totally renovated exterior with vinyl siding, stone work, shingles, etc, updated interior doors, updated flooring, bathrooms, central A/C for the upper floor, and a fully renovated kitchen! Inside you'll find hardwood flooring that runs through a formal living room with wood fireplace, huge family and dining room spaces, and a fully renovated kitchen with beautiful raised maple cabinetry, upgraded stainless steel appliances, and a live edge wood eating bar next to the breakfast nook. Main floor laundry, a 2 pce bath, and access to the covered rear deck and nicely landscaped yard complete the space. Upstairs offers a total of 4 bedrooms which includes a spacious primary bedroom with double closets and a renovated ensuite with an oversize shower, updated tile work, updated flooring, and updated fixtures. The other 3 bedrooms share a renovated 4 pce bath. The basement is fully finished (completed in 2013) with a huge family room and rec room space with wet bar, 3 pce bathroom with tiled shower, and an unfinished hobby room with sink that could be converted into a 5th bedroom.