



**GRASSROOTS**  
REALTY GROUP

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**125 Rupert Crescent  
Red Deer, Alberta**

**MLS # A2241864**



**\$279,900**

<b>Division:</b>	Rosedale Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Stove, Washer, Dryer, Storage Shed

Priced right for the Savvy Investor or First Time Buyer!!! Don't miss your opportunity to own this excellent property located in desirable Rosedale. There is plenty of space with 4 bedrooms, 2 bathrooms, and many attractive extras including the beautiful fireplace in the living room, huge west backyard with new fencing on 2 sides, off street parking, large primary suite and more. There is newer Vinyl Plank Flooring in the kitchen/dining area and a partially finished basement. This home has been freshly painted, has a newer HWT, Dryer, Appliances. Kitchen and bathrooms have been renovated in the past 3 years.. Well worth a look - a great home in a great neighborhood at a great price!!!!!! Make it yours today.