



**GRASSROOTS**  
REALTY GROUP

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**7 Reighley Close  
Red Deer, Alberta**

**MLS # A2252817**



**\$537,900**

<b>Division:</b>	Rosedale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Concrete Driveway, Insulated, Parking Pad, RV		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Level, Street Li		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave BI, Washer, Dryer, Window Coverings, Central Vac & Attachments, Fridge in Garage, Small Black Electric Heater in Garage, Attached Garage Shelving & Grey Racking Along North Wall

READY TO FALL IN LOVE IN ROSEDALE MEADOWS? This fully developed four bedroom, three bathroom bi-level boasts pride of ownership and did I mention the triple car garage and RV parking?! Step into the spacious foyer which leads into the open concept main floor space which is complemented by vaulted ceilings. The living room features a large west facing bay window offering tons of natural light, while the dining area can easily accommodate a large table for family get togethers. You'll love spending time in the kitchen which offers a functional layout with recently stained cabinets, ample cabinet & counter space with an eating bar, pantry, newer stainless steel appliances, windows above the sink overlooking the backyard, plus a garden door for access to the deck and yard. The primary bedroom is roomy with space for a king bed plus other pieces of furniture, has dual closets and a three piece ensuite. The second main floor bedroom is conveniently located next to the four piece bathroom. Head downstairs into the fully finished basement which offers a massive family room with gas fireplace, two additional bedrooms, three piece bathroom and separate laundry room. Outside you'll find the fully fenced backyard which offers low maintenance landscaping and underground sprinklers in the front and rear yard. RV parking on the north side of the house has a gravel parking pad and sliding gate into the yard if you need more space for that extra long RV. Triple attached garage is fully finished and heated by an electric heater. Access into the garage is convenient with three overhead doors and a man door that leads to the RV parking pad. Located on a quiet close with easy access to parks, playgrounds and walking trails. This home is one you're going to want to see!

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