



**GRASSROOTS**  
REALTY GROUP

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**50 Ramsey Avenue  
Red Deer, Alberta**

**MLS # A2268615**



**\$469,900**

<b>Division:</b>	Rosedale Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,570 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

ACROSS FROM THE PARK! If you've been searching for a mature, quiet location on a large private lot, this is the one you've been waiting for! Ideally situated across from an expansive park, community hall, playground, ball diamond, and outdoor gym, this home offers both convenience and tranquility. With over 1,570 sq ft on the main level and an inviting, functional floor plan, it's perfectly suited for entertaining and meeting all your family's needs. Enjoy cozy evenings in the sunken family room, highlighted by a beautiful bay window, rich Brazilian hardwood flooring, and a warm cedar sloped ceiling that adds character and charm. The kitchen features updated appliances and convenient outdoor access, while the formal great room just off the kitchen boasts a gas fireplace and garden doors leading to the large private vinyl deck. An ideal space for relaxing or hosting guests. The main floor includes three generous bedrooms and two bathrooms, including a primary suite complete with a walk-in closet, ensuite, and private access to the back deck. The partially developed basement adds even more potential, featuring a modern 3-piece bathroom with a tiled shower, fourth bedroom, and additional space ready for future development. Notable upgrades include composite decking, all main floor Pella windows and doors, including the garage window, and shingles installed in 2015. The garage overhead door has been replaced from the original, and the basement offers Durabuilt vinyl windows along with a renovated rec room and bathroom completed in 2010. Additional improvements include a 2018 hot water tank, an upgraded furnace, and updated electrical wiring and panel. This meticulously maintained home offers comfort, privacy, and an unbeatable location. An opportunity you won't want to miss!

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