



GRASSROOTS
REALTY GROUP

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**34 Roland Street
Red Deer, Alberta**

MLS # A2271648



\$299,900

Division:	Rosedale Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,056 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	On Street, Parking Pad, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Paid For
Features:	Laminate Counters		

Inclusions: N/A

GREAT LOCATION ~ SEMI DETACHED 2-STOREY ~ featuring 3 Cozy BEDROOMS, and 2 well appointed BATHROOMS ~ FULLY FENCED BACKYARD W/ALLEY ACCESS ~ It's ideally located with easy access to amenities, schools and parks. PRIDE of Ownership is evident in this Immaculate home. South face Living room with plenty of Natural light for your comfort. and convenience. There is an updated galley style Kitchen/Dining with newer appliances. The upper level features a large south facing primary bedroom with room for a Queen or King size bed for your private retreat. The upstairs has 2 more bedrooms and a bathroom that has been completely renovated. Outside there is a large Deck (14x10) in the back yard with a shed and a parking pad for 2 cars. A Great Place to Call home !!