



**26 Raabis Street
Red Deer, Alberta**

MLS # A2277764



\$489,900

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,290 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, AC		

FULLY DEVELOPED MODIFIED BI-LEVEL LOCATED ACROSS FROM A GREEN SPACE & PARK ~ 24' X24' DOUBLE ATTACHED GARAGE ~ IMMEDIATE POSSESSION AVAILABLE ~ Landscaped south facing front yard overlooks the large, treed park space just across the street that features a community hall, sports courts/fields, playgrounds and walking trails ~ A sun filled foyer welcomes you and opens to a generous size living room with large windows offering natural light and soaring vaulted ceilings, creating a feeling of spaciousness ~ Open staircase leads to the upper level dining room where you can easily host large gatherings ~ The kitchen offers a functional layout, and offers tons of cabinet and counter space, island with an eating bar, built-in desk, walk in pantry and a window above the sink that overlooks the deck and backyard ~ Garden doors from the dining room lead to the large deck with glass and aluminum railings ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets, and a 3 piece ensuite with a walk-in shower and oversized vanity ~ 2 additional main floor bedrooms are both a generous size with ample closet space ~ 4 piece main bathroom with an extra deep soaking tub ~ The fully finished basement has large above grade windows and offers tons of additional space including an L-shaped family room, 4th bedroom, large bathroom, laundry in it's own room with built in cabinets, and a huge crawl space offering endless storage ~ Central air conditioning ~ 24' x 24' double attached garage is insulated, finished with painted drywall, has two windows for natural light and a convenient man door to the front yard ~ The large backyard is landscaped, has poured concrete pad with wiring for a hot tub, a garden shed plus space for storage below the deck and is fully fenced with vinyl fencing,

convenient gates on both sides of the house and one to the back lane ~ Located in desirable Rosedale Meadows, with tons of parks, green spaces, and walking trails plus easy access to shopping, schools, and all other amenities ~ Seller is offering a \$2,000 credit for paint.