



**52 Roland
Red Deer, Alberta**

MLS # A2279725



\$330,000

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	924 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed

This home which has 3 bedrooms on the main floor has seen much living. It is anxiously awaiting the next owner to upgrade it and capitalize on this great location. Can easily be be 4 bedrooms, and it has 2 bathrooms. 2 Sheds with one shed an excellent shop. First time home owners looking for sweat equity, this is it.