



**GRASSROOTS**  
REALTY GROUP

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**145 Rupert Crescent  
Red Deer, Alberta**

**MLS # A2281224**



**\$289,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Rosedale Estates   |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                              |               |                   |
| <b>Size:</b>     | 1,025 sq.ft.   | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad                                      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn |               |                   |

|                    |                               |                   |    |
|--------------------|-------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | RD |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Pantry, Storage               |                   |    |

**Inclusions:** Refrigerator, Stove, Hood fan, Washer/Dryer

1/2 duplex located in the established Rosedale Estates neighbourhood. This home offers 4 large bedrooms and 2 bathrooms, providing flexible living space for families or shared accommodation. The west-facing fenced backyard offers afternoon sun and room for outdoor use. Updated windows and a 2014 hot water tank. Convenient location close to schools, parks, shopping, and other amenities. A practical and affordable option in a popular area.