



**GRASSROOTS**  
REALTY GROUP

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**12 Rutherford Drive  
Red Deer, Alberta**

**MLS # A2284427**



**\$499,900**

<b>Division:</b>	Rosedale Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Control, Attached Garage Shelving, Bathroom Mirrors, Electric Fireplace, Security System Equipment (No Contract), Door Bell Camera

Beautifully maintained 5 bedrooms + office & 3 bathroom home in Rosedale Meadows. Offering a functional layout and thoughtful upgrades, this four level split home is perfect for families or anyone looking for space and comfort in a mature neighborhood. The bright main level features vaulted ceilings along with a spacious living room filled with natural light and a cozy stone faced electric fireplace with mantle. The well-appointed kitchen complete with a corner pantry, ample cabinetry, and a generous dining area is ideal for everyday living and entertaining. Head upstairs to find a full four piece bath, three well sized bedrooms which include the spacious primary bedroom with its own four piece ensuite and lots of closet space. The lower level offers two additional bedrooms, two piece bathroom, separate laundry room and a second entrance to the rear yard. The fully developed basement contains a large rec room—perfect for movie nights or kids play area, den, large storage room and separate utility room. Attached double garage providing both curb appeal and long-term value. Central AC to keep the house nice and cool during those warm summer months. The backyard is fully fenced and offers a two tiered patio, firepit area and RV Parking. Located close to parks, trails and transit, this home delivers space, functionality and an unbeatable location.