



**54 Roland Street  
Red Deer, Alberta**

**MLS # A2205707**



**\$344,900**

<b>Division:</b>	Rosedale Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

Charming and meticulously maintained family residence nestled in the sought-after community of Rosedale Estates! This delightful four-level split boasts 3 bedrooms and 2 bathrooms, offering incredible value at an accessible price. With its prime location, expansive yard complete with a sizable deck, numerous interior enhancements, and much more, this home is an opportunity you won't want to overlook! The inviting main floor showcases a spacious living room adorned with large windows that flood the area with natural light, along with a kitchen featuring ample storage and a west-facing window. Ascend to the upper level to discover the master bedroom, which includes a generous walk-in closet, another well-sized bedroom, and a four-piece bathroom. The third level leads to an oversized bedroom equipped with two closets, a three-piece bathroom, and a convenient laundry room. The basement is a versatile space currently utilized as a bedroom, but it can easily transform into a recreational area perfect for entertaining. Completing this lower level are a substantial storage room and crawl space. Step outside to enjoy the expansive deck, spacious yard, and a parking pad that accommodates two vehicles. Major upgrades have been thoughtfully completed over the years, including new water lines, furnace, hot water tank, windows, flooring, and fresh paint, ensuring peace of mind for the new owners. Ideally situated near parks, walking trails, convenience stores, and more, this home is perfect for a young family or as a valuable addition to your rental portfolio! Just move in and start creating your memories!