

1 Rollis Street  
Red Deer, Alberta

MLS # A2237365



\$496,000

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Rosedale Estates                          |        |                   |
| Type:     | Residential/House                         |        |                   |
| Style:    | 2 Storey                                  |        |                   |
| Size:     | 2,056 sq.ft.                              | Age:   | 1982 (43 yrs old) |
| Beds:     | 6   | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, RV Access/Parking |        |                   |
| Lot Size: | 0.20 Acre                                 |        |                   |
| Lot Feat: | Corner Lot, Irregular Lot                 |        |                   |

|             |  |            |     |
|-------------|--|------------|-----|
| Heating:    | Fireplace(s), Forced Air               | Water:     | -   |
| Floors:     | Linoleum, Vinyl                        | Sewer:     | -   |
| Roof:       | Asphalt Shingle                        | Condo Fee: | -   |
| Basement:   | Finished, Full, Suite                  | LLD:       | -   |
| Exterior:   | Other                                  | Zoning:    | R-L |
| Foundation: | Poured Concrete                        | Utilities: | -   |
| Features:   | Bar, Ceiling Fan(s), Walk-In Closet(s) |            |     |

Inclusions: Shed

Located in the mature neighborhood of Rosedale, this spacious and updated 2-STOREY HOME is perfect for large families. Boasting 6 BEDROOMS and 4 BATHROOMS, the layout includes two generous living rooms and a LARGE PRIMARY SUITE with an ATTACHED FLEX ROOM &mdash;ideal as a nursery, office, or dressing room. There is also a 2-bedroom ILLEGAL BASEMENT SUITE, offering excellent potential for extended family. The kitchen features stainless steel appliances, a large food prep area plus a SECONDARY ISLAND perfect for a party setup. Recent updates throughout the home ensure comfort and style. Enjoy outdoor living on the MASSIVE TWO-TIERED DECK overlooking a HUGE BACKYARD, fully fenced with a DOUBLE GATE for RV parking. Through the MAIN FLOOR LAUNDRY/ MUD ROOM is an attached garage adding convenience and functionality.