

**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 —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.