

\$469,900 - 1 Rollis Street, Red Deer

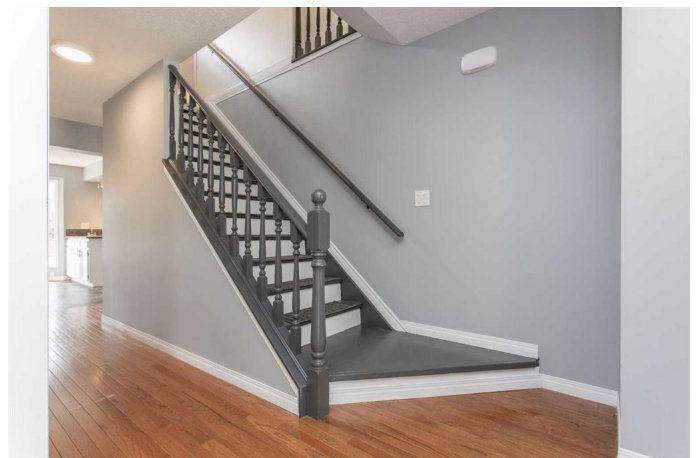
MLS® #A2135553

\$469,900

6 Bedroom, 4.00 Bathroom, 2,250 sqft
Residential on 0.20 Acres

Rosedale Estates, Red Deer, Alberta

DOUBLE ATTACHED GARAGE | HUGE MATURED LOT | RECENTLY RENOVATED | Welcome to Rosedale Estates, this stunning & expansive two-storey home, has OVER 3300 SQFT of renovated living space. Enjoy the privacy and space provided by the expansive corner lot, featuring a BRAND-NEW CEDAR FENCE, a large two-tiered deck perfect for entertaining or relaxing and potential RV PARKING. Step inside this home and find a living room with floor to ceiling windows perfect for natural light plus an attached formal dining room. Find over 450 sqft of space in the family room & open-concept kitchen. Included in this entertaining portion of the home is STAINLESS STEEL appliances, a gas fireplace & a WET BAR. This area is overlooking your whole beautiful back yard that could be turned into an absolute oasis. Convenient amenities on the main floor include a bathroom, MAIN FLOOR LAUNDRY room, and a mudroom with direct access to the attached double garage. Upstairs, you'll find two well-sized bedrooms, an updated bathroom, and an ENORMOUS PRIMARY bedroom featuring a dream walk-in closet and a luxurious ensuite bathroom. If you thought this 400+ sqft primary bedroom couldn't get any better, check out the adjacent versatile space that can serve as an office, nursery, or easily converted into a fourth bedroom on the top floor alone. The basement offers two bedrooms, a storage room, a wrap-around living room with a suite perfect for extended



family or guests and topping it off with a full bathroom. Recent renovations include FRESH PAINT, new trim, updated flooring, LIGHT FIXTURES, modern appliances, a newly installed cedar fence, SMART PLUGS, SMART LIGHTS & more... This 80â€™s home has been thoughtfully updated to combine its classic charm with modern comforts. With EASY ACCESS to 30th Ave, 32nd St, Collicut Centre, Shopping malls, Groceries and more! Don't miss the opportunity to own this property in the heart of Rosedale Estates.

Built in 1982

Essential Information

MLS® #	A2135553
Price	\$469,900
Sold Price	\$473,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.20
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1 Rollis Street
Subdivision	Rosedale Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2Y6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Bar, Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 12th, 2024
Days on Market	12
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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