

\$279,000 - 1 Rutherford Place, Red Deer

MLS® #A2137960

\$279,000

2 Bedroom, 3.00 Bathroom, 1,072 sqft

Residential on 0.12 Acres

Rosedale Estates, Red Deer, Alberta

Welcome to your new home, a charming bungalow-style townhouse that perfectly suits seniors looking to downsize or first-time buyers seeking affordability without compromising on living space. This home is graced with mature shrubs and nice landscaping, enhancing its curb appeal. Inside, a spacious and bright living room with a dedicated dining area, ideal for hosting company or relaxing evenings. The kitchen boasts ample storage and counter space, making meal preparation a joy. Enjoy the convenience of having two bedrooms on the main floor, including a primary bedroom with a 4-piece ensuite. An additional 3-piece bath is also located on the main. The fully finished lower level includes a spacious rec room, a den, a bonus room, and another 3-piece bath, providing plenty of space for various activities and storage. The fully fenced backyard with a deck is perfect for outdoor gatherings or peaceful relaxation. A single attached garage offers secure parking and additional storage space. Many of the upgrades have already been done here including new HWT, washer/dryer, updated paint in 2018. As well as furnace, flooring, dishwasher in 2019 and new roof and stove in 2022. Situated on a corner lot in the desirable Rosedale neighborhood, this home is steps away from transit and close to numerous amenities and services, making everyday living convenient and enjoyable. This charming bungalow townhouse is the perfect blend of comfort and practicality, offering a fantastic



opportunity for those looking to downsize or enter the housing market for the first time.

Built in 1986

Essential Information

MLS® #	A2137960
Price	\$279,000
Sold Price	\$282,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,072
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	1 Rutherford Place
Subdivision	Rosedale Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3L1

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 21st, 2024
Days on Market	14
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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