

**1 Rollis Street  
Red Deer, Alberta**

**MLS # A2237365**



**\$496,000**

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

**Heating:** Fireplace(s), Forced Air

**Floors:** Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Other

**Foundation:** Poured Concrete

**Features:** Bar, Ceiling Fan(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**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.