



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

1 Rollis Street  
Red Deer, Alberta

MLS # A2237365



\$496,000

|             |                                        |            |     |
|-------------|----------------------------------------|------------|-----|
| 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.