

# \$344,900 - 54 Roland Street, Red Deer

MLS® #A2205707

## \$344,900

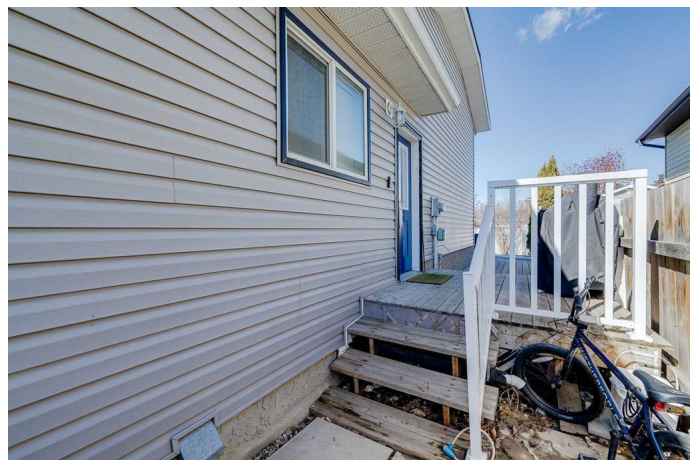
3 Bedroom, 2.00 Bathroom, 844 sqft  
Residential on 0.09 Acres

Rosedale Estates, Red Deer, Alberta

Charming and meticulously maintained family residence nestled in the sought-after community of Rosedale Estates! This delightful four-level split boasts 3 bedrooms and 2 bathrooms, offering incredible value at an accessible price. With its prime location, expansive yard complete with a sizable deck, numerous interior enhancements, and much more, this home is an opportunity you won't want to overlook!

The inviting main floor showcases a spacious living room adorned with large windows that flood the area with natural light, along with a kitchen featuring ample storage and a west-facing window. Ascend to the upper level to discover the master bedroom, which includes a generous walk-in closet, another well-sized bedroom, and a four-piece bathroom. The third level leads to an oversized bedroom equipped with two closets, a three-piece bathroom, and a convenient laundry room.

The basement is a versatile space currently utilized as a bedroom, but it can easily transform into a recreational area perfect for entertaining. Completing this lower level are a substantial storage room and crawl space. Step outside to enjoy the expansive deck, spacious yard, and a parking pad that accommodates two vehicles. Major upgrades have been thoughtfully completed over the years, including new water lines, furnace, hot water tank, windows, flooring, and fresh paint, ensuring peace of mind for the new owners.



Ideally situated near parks, walking trails, convenience stores, and more, this home is perfect for a young family or as a valuable addition to your rental portfolio! Just move in and start creating your memories!

Built in 1986

### **Essential Information**

MLS® #	A2205707
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	54 Roland Street
Subdivision	Rosedale Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3K9

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	8
Zoning	R1A

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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