



**GRASSROOTS**  
REALTY GROUP

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68 Roland Street  
Red Deer, Alberta

MLS # A2288769



**\$619,900**

<b>Division:</b>	Rosedale Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Gentle Sloping, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC unit, All window coverings, Garage Door Opener & 1 controller, Large Shed, Central Vac & Attachments

Welcome to 68 Roland Street, a professionally upgraded home where every detail has been thoughtfully improved. The kitchen has been fully reimagined from the ground up with custom cabinetry from Cabinets&rsquo; Express topped with quartz countertops. The appliances includes the fridge, a vented microwave & convection oven, dishwasher, & a new gas line installed for the gas stove. The ceramic flooring, new lighting, & beautifully renovated wall opening with ceiling-mounted accent lights create a bright, modern space that flows into the dining area. The dining area & front entry have also been refreshed with new fixtures, a new front door & matching ceramic tile. The primary suite has been expanded with an exterior wall extension to create a larger bedroom & ensuite, new walk-in closet, a ceiling fan, new high-quality carpet, & a fully redesigned 5-piece ensuite that includes marble vanity tops, a jetted tub with shower, new flooring, & upgraded ventilation. The second level continues that theme with new high-quality carpeting throughout the hallway & two remaining bedrooms. The main 4-piece bathroom has been fully updated with a new tub, shower, fixtures, marble vanity, vinyl flooring, & modern ventilation. The family room on the third level features a new electric fireplace & updated lighting, The third-level bedroom includes added pantry-style storage, & the bathroom has been updated with vinyl flooring, a marble vanity, refurbished tile work in the shower, upgraded ventilation, & new storage cabinetry. The basement offers a renovated & repainted office or fifth bedroom, new vinyl flooring, updated basement windows, a refreshed recreation room, updated furnace room flooring, & new lighting throughout the crawl space. A full mechanical refresh in 2024 brings a high-efficiency furnace, new 50 gallon hot water heater, & air conditioner. The electrical system has

also been upgraded with all new outlets & switches, a new sub-panel, & dedicated power to the newly built 10' x 20' shed. Most windows in the home have been upgraded, & all exterior doors—including the front entry, garage man door, insulated overhead door, & interior garage entry door—are new. The fully fenced yard features a new 6' treated fence with three gates, plus an 8' wide gate beside the garage for easy access to the backyard. The property also includes a new 10' x 20' shed with power & lighting. Extensive concrete work has been completed, including a new 28' x 40' driveway, new sidewalks, an extra walkway to the deck along with a cement pad in front of the shed. The yard has been refreshed with new topsoil, leveling, seed, bushes & flower beds around the home. The deck has been upgraded with a new railing & renewed floorboards, updated siding & shingles were replaced around 2018. The attached garage was extended 4.5' to 24' x 21' space with 16' x 8' door. This Home Has It ALL after being professionally upgraded.