



**898 Ramage Crescent  
Red Deer, Alberta**

**MLS # A2324207**



**\$509,900**

<b>Division:</b>	Rosedale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** Stove, Fridge, Dishwasher, All Blinds & Curtain Rods, Washer, Dryer, Built in Vacuum & Attachments, Central Air, Garage Door Opener.

Welcome to this beautifully maintained, modified bi-level with over 2500 sq ft of living space. This family-friendly home is conveniently located in Rosedale Meadows, right across the street from a park and playground.. Pride of ownership is evident throughout this spacious and thoughtfully updated home, offering a unique floor plan designed with both comfort and functionality in mind. The bright and inviting main floor features a large living room with soaring vaulted ceilings and oversized windows that fill the space with natural light. The well-appointed kitchen offers an island, corner pantry, and an abundance of cabinetry and storage space, while the adjacent dining area is perfect for family meals and entertaining guests, complete with a garden door leading to the west-facing deck and backyard. Two generously sized bedrooms, a 4-piece main bathroom, and convenient main floor laundry complete this level. The upper level is dedicated to the spacious primary retreat, featuring a walk-in closet and private 3-piece ensuite. Downstairs, the fully developed basement provides even more living space with a large family room, an additional bedroom, a 4-piece bathroom, and an office/den that could easily be converted into a fifth bedroom if desired. This home is loaded with extras, including underfloor heat in both the basement and garage, as well as central air conditioning for year-round comfort. Numerous recent upgrades add even more value, including new shingles in 2017, fresh paint throughout in 2026, two hot water tanks installed in 2024, updated flooring, and modern light fixtures. This is an exceptional opportunity to own a move-in-ready family home in one of Red Deer's most desirable neighborhoods.