



GRASSROOTS
REALTY GROUP

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**49 Rutledge Crescent
Red Deer, Alberta**

MLS # A2344145



\$469,900

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,880 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: N/A

Quiet Rosedale Crescent!. Excellent family, three bedrooms upstairs and one downstairs. Spacious kitchen just off of the deck. Open Concept combines kitchen, living room and family room. The upper level has the spacious primary bedroom with renovated ensuite that is plumbed and Ready for Steam. The third level is the perfect family room with cozy FIREPLACE, POWDER ROOM PLUS bathroom. a SLIDING PATIO DOORS access to the mature landscaped back yard. Fourth level is perfect with large QUIET bedroom and a games area plus Ample storage area. Roof and siding (2015). Fence (5 yrs) recently painted, kitchen appliances (3 yrs) Excellent garage with double/doors. This property is a FAVORITE LOCATION near the QUIET END OF THE CRESCENT.