



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9 Ray Avenue
Red Deer, Alberta

MLS # A2349000



\$434,900

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,100 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: 75 inch wall mount smart tv in family room

Welcome home! If you have been searching for that perfect blend of classy charm, incredible space, and a fantastic location, this beautiful 3-level split is the one you have been waiting for. Tucked away in a highly desirable, mature neighborhood, this fully developed gem offers 1,100 square feet of bright, functional living space designed to fit your lifestyle. Step inside and you will immediately notice the welcoming neutral color palette and the warm, timeless character flowing throughout. The heart of the home is the gorgeous kitchen, complete with a spacious L-shaped island, a gas range for the family chef, and elegant french doors that lead right out to the deck. Unwind in the spacious family room, which features a stunning stone-front gas fireplace that serves as the perfect cozy centerpiece for movie nights or quiet evenings. Love to entertain or need space for a growing family? This home boasts 4 spacious bedrooms plus a dedicated craft room that could easily become a 5th bedroom just by adding a closet. With three full bathrooms—including a main 4-piece bath with a jacuzzi tub and two 3-piece baths with showers—morning rushes will be a breeze. The walk-up basement is a total bonus, featuring a cozy wet bar and a layout that could easily be suited for extended family or rental potential. Outside, your own private oasis awaits. The beautifully landscaped yard is framed by mature spruce trees, creating a quiet retreat. Enjoy your morning coffee on the 9' x 16' deck while soaking in the early sun, or host a summer BBQ on the ground-level interlocking brick patio. For the hobbyist or outdoor enthusiast, the storage and parking here are unmatched. You will love the massive 22' x 26' fully insulated and drywalled garage, plus a handy 10' x 14' garden shed for all your tools. Best of all, there is a dedicated cement RV parking pad right at the

front of the house. This home truly has it all—charm, versatility, and an amazing location. Come take a look before it's gone!