



GRASSROOTS
REALTY GROUP

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**54 Rogers Crescent
Red Deer, Alberta**

MLS # A2350859

\$399,900

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,281 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Dishwasher-built in (as is), ceiling fan(s), washer (as is), dryer(as is), window coverings, tv mount in living room, shed, hot water tank (still in box) garage door opener & 1 remote, shelving in garage

Loads of Potential with minimal investment! At almost 1300 square feet, this bungalow has 3 bedrooms on the main floor, all with new vinyl plank flooring. The 4 piece main bathroom and 3 piece ensuite both have new countertops and the functional u-shaped kitchen does as well! New paint has brightened the open concept living area with large dining room and garden door to back deck. The basement family room has tons space for games area and tv watching and there is another good sized bedroom with 3 piece bath as well. West facing covered deck overlooks large fenced yard with lots of potential. Attached garage can easily fit 2 vehicles and shelving is included. Parks, playgrounds & outdoor rinks are walking distance and shopping & restaurants are a 5 minute drive. Lots to offer in the great community of Rosedale!