

## 7 Ralston Crescent Red Deer, Alberta

MLS # A2242920



# \$479,900

<b>Division:</b>	Rosedale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Many Trees, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Welcome to 7 Ralston in the gorgeous and developed subdivision of Rosedale Meadows. Conveniently located close to plenty of shopping, schools, parks&nbsp;including one right across the street, and walking trails. This 4-level split offers an open concept kitchen with stainless steel appliances, dining room and living room space on the main floor and two bedrooms on the upper floor, including a LARGE primary bedroom with ample space to accommodate a king-sized bed, a four-piece ensuite, and an additional two-piece bathroom. Another bedroom with a walk-in closet and a bathroom can be found in the fully finished basement. The basement also has a family room with a gas fireplace and a separate laundry room. The yard is flourishing with trees and perennials and features a covered deck with a pergola and privacy curtains. The double detached garage is set up for 220v wiring and has back alley access with space for up to 40-foot RV Parking. This home is also wired for a hot tub. There is PLENTY of storage with&nbsp;a 30x21 ft crawl space storage in the basement. The roof was last updated approximately three years ago, and the home was painted and updated with vinyl plank flooring 2 years ago.