

# \$425,000 - 34 Richards Crescent, Red Deer

MLS® #A2192315

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,473 sqft  
Residential on 0.16 Acres

Rosedale Estates, Red Deer, Alberta

Welcome to this spacious 4-bedroom, 3-bath bi-level home located in the desirable Rosedale Estates! With 1,473 sq. ft. of living space and a large 7,079 sq. ft. lot, this home offers plenty of room for your family to grow. The main floor features generous-sized bedrooms, a bright and open living area, and a functional kitchen and dining room perfect for family gatherings. The master suite includes an 3pc ensuite bath for added privacy. Downstairs, you'll find a fully finished basement with a large rec room, ideal for entertainment or additional living space.

Enjoy the convenience of an attached double garage, providing ample storage and protection from the elements. The expansive yard is perfect for outdoor activities, gardening, or simply relaxing in the sunshine, with possible RV parking available.

Recent updates include a hot water tank and boiler, both replaced roughly in 2016, and shingles were done in 2015.

Located just minutes from parks, shopping, schools, and transit, this home offers both comfort and convenience.

Tenant occupied and they may consider staying if someone wanted to keep them.

Built in 1983



## Essential Information

MLS® #	A2192315
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	34 Richards Crescent
Subdivision	Rosedale Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3A7

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private, Street Lighting, City Lot, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	38
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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