

\$449,000 - 40 Root Close, Red Deer

MLS® #A2229373

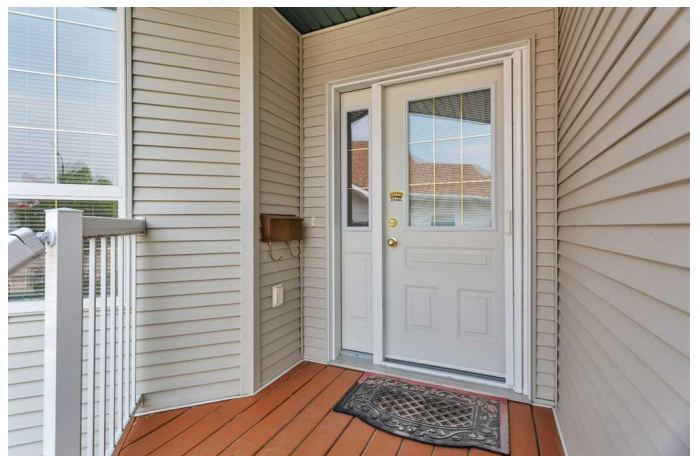
\$449,000

3 Bedroom, 3.00 Bathroom, 1,148 sqft
Residential on 0.10 Acres

Rosedale Meadows, Red Deer, Alberta

Are you ready to downsize? 40 Root Close offers a perfect empty nester solution! This open concept 1/2 duplex with NO CONDO FEES has all of the key elements for retirement or for a busy professional including an open concept main level with laminate flooring throughout and a corner fireplace in the living room! The kitchen is large and bright with raised panel oak cabinetry, a large center peninsula, corner pantry and ample counter and storage space. There is a large dining space to accommodate family gatherings and it's naturally lit with back and corner windows. The nearby french door provides access to the large rear deck and tidy yard - an ideal space to unwind and enjoy evening BBQ'S. There is a large master bedroom on the main floor with an ENSUITE and walk-in closet, plus a front bedroom which would make an ideal office. Completing the main floor is a nice sized tiled entrance from the DOUBLE ATTACHED GARAGE and main floor laundry room plus a 4pce main bath! The basement is fully finished with a big family room, huge 3rd bedroom and a 4pce piece bath. Other notable features include newer shingles, roughed in in-floor heat in the basement, all appliances and storage shed are included and a great layout top to bottom!! Root Close is one of the rare tucked away quiet and safe closes where neighbours and friends gather - truly a place to call home!!

Built in 2003



Essential Information

MLS® #	A2229373
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,148
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	40 Root Close
Subdivision	Rosedale Meadows
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3X3

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), French Door, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Cul-De-Sac, Pie Shaped Lot
Roof	Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	39
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.