

# \$319,900 - 9 Rutherford Place, Red Deer

MLS® #A2240724

**\$319,900**

2 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.09 Acres

Rosedale Estates, Red Deer, Alberta

CUTE AS A BUTTON! This bright and welcoming bungalow townhouse is adorable from the moment you enter! Featuring a cozy living room featuring a corner gas fireplace - this room is bathed in natural light and a wonderful place to enjoy your morning coffee! A well appointed kitchen with breakfast bar, plus large dining space offer ample space for cooking and entertaining. Two bedrooms on the main floor, one with a full ensuite and the other with a cheater door to the main bath! Main floor hall laundry makes this a fantastic low impact option. Downstairs is fully finished, with a den (currently used as a bedroom, no window) / bathroom, sizeable rec room plus large storage area. The backyard is a private oasis with covered deck and mature trees that give a feel of being immersed in nature. Located on a quiet cul de sac, with a front attached single garage, concrete front drive and more beautiful landscaping out front - a turn key property at a truly attractive pricepoint!

Built in 1986

## Essential Information

MLS® #	A2240724
Price	\$319,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3



Square Footage	1,117
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	9 Rutherford Place
Subdivision	Rosedale Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3L1

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No Neighbours Behind, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed                July 17th, 2025  
Zoning                      R-H

**Listing Details**

Listing Office            CIR Realty

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