

32 Rutherford Drive  
Red Deer, Alberta

MLS # A2165814

## \$259,000



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Rosedale Estates                            |               |                   |
| <b>Type:</b>     | Residential/Duplex                          |               |                   |
| <b>Style:</b>    | Bi-Level, Side by Side                      |               |                   |
| <b>Size:</b>     | 1,036 sq.ft.                                | <b>Age:</b>   | 1982 (42 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Paved, RV Access/Parking        |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Fruit Trees/Shrub(s), Landscaped |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Separate Entrance, Track Lighting                   |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, All Window Coverings, 2 Sheds, Bedroom TV & Wall Mount, Shelving Unit by Washer & Dryer, Basement Bedroom Wardrobe

Located on the South side of Red Deer in popular Rosedale sits this 4 bedroom duplex. The main level has hardwood flooring, a wood burning fireplace and plenty of natural light. The good sized living room is open to the dining area with an East facing deck, ideal for your morning coffee. The kitchen has been tastefully updated with painted cabinets, newer counter tops and back splash. The updated bathroom is bright and stylish. There are 3 bedrooms on the main level including the primary bedroom with a super sized walk in closet. The basement offers a fourth bedroom. The remainder is open for your future development needs. There is rough in for a bathroom and plenty of space to add another bedroom and a family room. The separate entrance gives additional development options. The fully fenced yard (some of the fencing is maintenance free vinyl fencing) has a parking pad ideal for off street parking or RV parking. The property encompasses additional yard space with an annual lease from the city giving you the use of an easement. All the windows and the patio doors are newer in the home. The home includes all appliances including the washer and dryer. If you're seeking an affordable home on the southside of the city this may be just the property for you!