

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

MLS® #A2229373

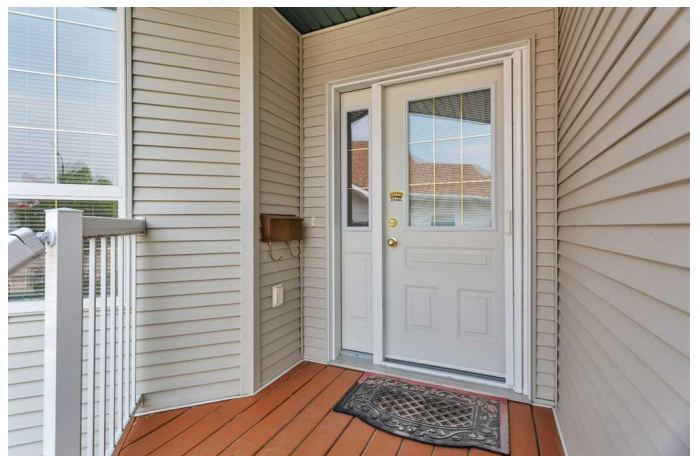
\$449,000

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

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|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 38 |
| Zoning | R2 |

Listing Details

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

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