

# \$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	Double Garage Attached, Garage Faces Front, Concrete Driveway, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
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
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## Exterior

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

## Additional Information

Date Listed	June 10th, 2025
Days on Market	54
Zoning	R2

## Listing Details

Listing Office	RE/MAX real estate central alberta
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