

# \$399,900 - 40, 939 Ramage Crescent, Red Deer

MLS® #A2208620

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,017 sqft

Residential on 0.09 Acres

Rosedale Meadows, Red Deer, Alberta

This fully finished bungalow with an attached garage is found in the desirable gated, 55+ community of Rosedale Gardens. Walk into the spacious entrance and into the beautiful kitchen that offers plenty of cabinets and counter space and it is open to the dining room, which is perfect for entertaining friends or spending time with the family. The living room is a great size and you can walk out onto the deck (which is 10 x 10 and only available in that size on the end units and offers natural gas hookup) and enjoy the fenced yard. The primary bedroom is large and offers a good walk in closet and full ensuite. The main floor also offers a second bedroom, laundry room, plenty of storage and a full bathroom with a six foot air tub. The lower level is completely developed with underfloor heat and is a great layout offering a spacious recreation room, a third good-sized bedroom, full bathroom and plenty of storage. The home has an abundance of large windows that let the natural sunlight soar through, creating plenty of natural light. Enjoy the convenience of parking inside with the attached garage. The original owners designed this home with extras closets and lots of little personal touches and upgrades. There is a clubhouse that holds events and you are able to book it for personal use. Some updates and upgrades include; New hot water tank (in 2024), fireplace serviced and cleaned in Nov 2024, furnace has recently been checked by ATCO Gas, the washing machine is approximately 4 years old,



and a newer microwave oven, mostly all of the lights have been changed out to LED lights.

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208620      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,017         |
| Acres          | 0.09          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 40, 939 Ramage Crescent |
| Subdivision | Rosedale Meadows        |
| City        | Red Deer                |
| County      | Red Deer                |
| Province    | Alberta                 |
| Postal Code | T4P 3Z9                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Open Floorplan    |
| Appliances        | Garage Control(s) |
| Heating           | Forced Air        |
| Cooling           | None              |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt         |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 33              |
| Zoning         | R2              |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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