

**173 Reichley Street
Red Deer, Alberta**

MLS # A2281514



\$469,500

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|------------------|--|---------------|-------------------|
| Division: | Rosedale Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,087 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Alley Access, Double Garage Attached, Garage Door Opener | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Irregular Lot | | |

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|--------------------|--|-------------------|---|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Built-in Microwave, Built-in Dishwasher, Washer, Dryer, 1 Garage Door Openers & 1 Remote, 1 Tool Shed

Welcome to this fully finished bungalow tucked away in the highly desirable Rosedale Meadows neighbourhood—a mature, family-friendly community that’s perfect for growing families. This solid home delivers over 2,065 square feet of developed living space with a practical, functional floor plan designed for real everyday life. On the main floor you’ll find convenient main-floor laundry, a bright and spacious living room featuring beautiful Imperial Walnut hardwood flooring and vaulted ceilings, plus a generous kitchen with tons of counter space wrapped around a centre island—making meal prep and family gatherings easy and enjoyable. Upstairs there are two large bedrooms, including the master suite with its own private 4-piece ensuite, and both bathrooms boast luxurious granite heated floors for that extra comfort. Downstairs opens to a massive family room anchored by a cozy gas fireplace with fan—ideal for keeping everyone warm through those long Alberta winters—along with two more good-sized Jack & Jill bedrooms that share a convenient 4-piece bathroom, perfect for kids, guests, or teens who want their own space. There’s also plenty of open room for movie nights, watching the game, or even fitting a standard-sized pool table. Recent updates include a brand-new furnace and hot water tank installed in 2024, 30-year architectural shingles (2012), rough-in for central vacuum, and a handy tool/storage shed out back. Step outside to the rear deck—your go-to spot for summer barbecues, family get-togethers, or just relaxing while you overlook the beautiful, mature yard that’s fully fenced for privacy and peace of mind. Extra storage is sorted with the included toolshed for the mower and yard gear, and a 22’x20’ double attached garage that handles vehicles, toys, and more. This is

the kind of move-in-ready family home in a great neighbourhood that checks all the boxes—come see for yourself what Rosedale Meadows and this bungalow have to offer!