

# \$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	10
Zoning	R2

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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