

# \$530,000 - 23 Ratcliffe Street, Red Deer

---

MLS® #A2209815

**\$530,000**

4 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.12 Acres

Rosedale Meadows, Red Deer, Alberta

23 Ratcliffe Street ~ A beautifully updated bungalow with a 21x24 attached heated garage boasting 4 bedrooms & 3 bathrooms. You will love the open concept design showcasing newer vinyl plank flooring, trim, paint and light fixtures. The upgraded kitchen features two toned cabinets, quartz countertops, a corner pantry, stainless steel appliances and under cabinet lighting. From the dining room you can access the fully fenced and landscaped South facing backyard which offers a nice size deck with gas for your BBQ, fire-pit area and storage shed. There are two bedrooms located on the main floor including the large primary bedroom with a walk-in closet and 3pc ensuite. The basement (developed in 2015) features a large family room accompanied by an electric fire, two large bedrooms (one currently used as a gym) and a modern 3pc bathroom with a large walk in shower. Ample storage in the utility room as well as a water softener and laundry sink. The Central A/C, newer shingles, H/E furnace, oversized driveway, and great location are just a couple more things to appreciate about this move-in ready home!



Built in 2004

## Essential Information

MLS® #                      A2209815

Price                        \$530,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,179       |
| Acres          | 0.12        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23 Ratcliffe Street |
| Subdivision | Rosedale Meadows    |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4P 3X8             |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 2                                                                       |
| Parking        | Alley Access, Double Garage Attached, Garage Faces Front, Heated Garage |
| # of Garages   | 2                                                                       |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Window Coverings                                      |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Electric, Family Room                                                                                                                        |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                 |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Shingle                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 10              |
| Zoning         | R1              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.