

# \$450,000 - 35 Ray Avenue Nw, Red Deer

MLS® #A2260723

**\$450,000**

3 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.29 Acres

Rosedale Estates, Red Deer, Alberta

Tucked into one of Red Deer's most welcoming, family-friendly neighbourhoods, is a beautifully updated four-level split that radiates charm from the moment you arrive. Perched on an oversized corner lot, its classic lines, mature trees, and new siding create undeniable curb appeal—this is the kind of home that feels warm and familiar before you even step inside.

Out front, an interlocking brick pad offers bonus parking in addition to the oversized, heated garage, while out back, a dedicated RV space and handy shed provide practical storage for all your gear. The fully fenced yard is a private retreat, wrapped in tall trees and anchored by a firepit—perfect for cozy evenings and weekend gatherings.

Inside, freshly painted walls and refinished hardwood floors set a bright, welcoming tone. The vaulted ceiling in the living room adds volume and light, while the updated kitchen features stainless-steel appliances, sleek cabinetry, and a breakfast bar for those casual mornings.

Upstairs, two peaceful bedrooms and a renovated bathroom offer comfort and style. The lower levels expand your living space with a generous rec room ready for movie nights, playtime or a home office, and adds even more space with a cozy family room and a practical mudroom/laundry area that keeps



everything organized.

A side deck offers a quiet spot to unwind, while the backyard is built for memory-making—whether it’s roasting marshmallows, chasing the dog, or hosting summer barbecues. With a newer roof and thoughtful updates throughout, this home blends character and reliability in equal measure.

Located on a quiet, tree-lined street just minutes from schools, parks and shopping, 35 Ray Avenue NE is more than a place to live—it’s a home that welcomes you in and makes you want to stay.

Built in 1989

**Essential Information**

MLS® #	A2260723
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.29
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	35 Ray Avenue Nw
Subdivision	Rosedale Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3B9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Wood Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Irregular Lot, Landscaped, Private, City Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Zoning	R-L

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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