



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**H4, 35 Nash Street  
Red Deer, Alberta**

**MLS # A2221080**



**\$199,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Guest, Plug-In, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Storage		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

REVENUE OPPORTUNITY WITH CURRENT LEASE IN PLACE ~ 3 BEDROOM, 1 BATH 2-STOREY TOWNHOME ~ END UNIT BACKING ON TO MATURE TREES ~ SOUTH FACING BACKYARD ~ CLOSE TO ALL AMENITIES ~ Step through the front entry into the spacious living room, featuring a large window offering a view of the landscaped front yard ~ The dining space offers views of the backyard and the green space beyond, and flows seamlessly into the galley-style kitchen with plenty of cabinets, ample counter space and a full tile backsplash ~ A separate entry off the kitchen leads to the south facing, fenced backyard with no rear neighbours offering park views, a patio area (BBQ included), and a garden shed for storage ~ Just outside your gate is two powered parking stalls, plenty of visitor parking, a paved back alley and the park ~ The upper level features 3 generous size bedrooms including a spacious primary bedroom, easily accommodating a king sized bed along with additional furniture ~ A centrally located 4 piece bathroom on the upper level offers convenient access to all the bedrooms ~ The unfinished basement offers abundant storage, has laundry already in place, and awaits your future development with endless possibilities to customize the space to suit your needs ~ This home offers a peaceful, private setting with plenty of mature trees and surrounding green space, while being centrally located near a vibrant commercial corridor with all essential amenities; just steps away from multiple parks, playgrounds, scenic walking trails, and multiple schools, with convenient access to public transit ~ Enjoy low maintenance living with condo fees of just \$323.41 per month, covering all grounds/common area maintenance, professional management, insurance, parking, and reserve fund contributions ~ Pets ok with restrictions.

Copyright (c) 2025 . Listing data courtesy of Lime Green Realty Central. Information is believed to be reliable but not guaranteed.