



GRASSROOTS
REALTY GROUP

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**39 Norby Crescent
Red Deer, Alberta**

MLS # A2229308



\$249,900

Division:	Normandeau		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this beautifully maintained modular home with no lot fees! Situated on its own lot in a desirable close in Normandeau, this spacious 3-bedroom, 2-bathroom home offers a bright and open-concept layout filled with natural light. Vaulted ceilings throughout and stunning oak cabinetry in the kitchen add warmth and character, while ample cabinet space ensures functionality. Step outside to enjoy a private yard—perfect for entertaining family and friends. The large driveway extends down the side of the home, providing ample parking for your RV, trailer, and extra vehicles. A large single garage with its own electrical panel and garage door opener adds even more value. Over \$24,000 in recent upgrades include: Washer & Dryer, New flooring, Hot water tank (2017), Furnace & vent cleaning, Complete Poly-B plumbing removal. Additional features: Recent RPR with compliance. Don't miss out on this turnkey property offering ownership without lot fees, modern upgrades, and plenty of space—inside and out!