



GRASSROOTS
REALTY GROUP

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

**36 Nyman Crescent
Red Deer, Alberta**

MLS # A2230039



\$469,900

Division:	Normandeau		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,963 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Attached, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Irregular Lot, Landscaped		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garden Shed, Play House in back yard, Wine Fridge in kitchen (Does not work),

Welcome to 36 Nyman Crescent — a stunning character home situated on an expansive 10,000 sq ft lot in a quiet, established neighborhood. Full of charm and thoughtful updates, this home offers space, warmth, and comfort for the whole family. Step inside to discover a bright and functional main floor featuring beautiful hardwood flooring throughout the kitchen and dining areas. The kitchen is both stylish and practical, showcasing granite countertops, a beautiful stone backsplash, and a cozy breakfast nook — the perfect spot to start your day. A brand new kitchen window fills the space with natural light. Attached to the dining room is an additional living room space that features a wood-burning fireplace, creating a warm, inviting atmosphere ideal for hosting intimate dinners, entertaining guests, or relaxing with family. The tongue-and-groove cedar ceiling adds a rich, rustic touch to the main living space. You'll also find the convenience of main floor laundry and a 2-piece bathroom. Upstairs, the spacious primary bedroom offers a private retreat with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom complete the upper level, providing ample space for family or guests. The basement features a generous rec room/family room — a versatile space perfect for entertainment, play, or relaxation. Outside, enjoy a massive fenced backyard that's ideal for kids, pets, gardening, or summer gatherings. Mature fruit trees and established perennial gardens create a lush and vibrant outdoor oasis with seasonal beauty and harvests. A water feature adds a peaceful touch to the outdoor space, making it perfect for quiet moments or entertaining. In addition to the double attached garage, the property includes a fenced-in carport in the back and ample space for RV parking — ideal for families with extra vehicles, trailers,

or outdoor gear. The roof was redone just seven years ago, offering added peace of mind. Recent upgrades also include a brand new hot water tank (2024), along with new stove, microwave, washer, and dryer.