



**GRASSROOTS**  
REALTY GROUP

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**43 Nyman Crescent  
Red Deer, Alberta**

**MLS # A2233076**



**\$380,000**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Wet Bar		

<b>Inclusions:</b>	Storage shed
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Public Remarks: This well-kept 1,105 sq. ft. bungalow is located on a quiet street, just across from a beautifully treed city green space and within walking distance to schools. Featuring four bedrooms and 3 bathrooms, this home offers practical living space with a solid layout, mature landscaping, and important updates already completed. The front and rear decks are finished with low-maintenance composite decking, while the backyard is highlighted by patio stones, vinyl fencing, a sundeck, beautiful flower beds, and a large storage shed. The property also offers rear access to a utility green space, providing ample room for temporary RV or trailer parking. One of the standout features of this home is the oversized double garage. It's insulated, heated, and perfect for mechanics or hobbyists, equipped with double overhead doors. Inside, you'll find parquet hardwood flooring (in reasonable shape), a cozy wood-burning fireplace, and a convenient 3-piece ensuite in the primary bedroom. The basement offers additional living space with a fourth large bedroom, a small 3-piece bathroom, and a spacious living area. A wet bar, mini fridge, and dishwasher (sold as-is) complete the downstairs space. Additional features include composite decking (front and rear), a heated mechanics garage, a quiet location near schools and green space, a large storage shed, patio stonework, a wood-burning fireplace, a 3-piece bath, and a wet bar in the basement.