



**GRASSROOTS**  
REALTY GROUP

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**66 Niven Street  
Red Deer, Alberta**

**MLS # A2243362**



**\$380,000**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Windows coverings, Garage Door Openers(s) & Controllers, Sauna-As Is

Awesome fully finished 3 bedroom 2 bathroom bi-level with a HUGE 26'x28' DETACHED GARAGE & RV PARKING in a quiet mature neighborhood. Inside you will see a very functional layout including the newly UPDATED KITCHEN complete with bright cabinets, breakfast bar and lots of cupboard and counter space. The dining room leads out to the gorgeous covered 2 tier deck with storage below. Completing the main is the large living, 4 pc bathroom and 2 bedrooms including the large master bedroom with TONS of closet space. Downstairs you will see the large family room, another bedroom and an updated 3 pc bathroom, even a nice little wood shop perfect for tinkering around. Completing the basement is the nice mudroom to the separate entrance leading out to the backyard. The Yard is fully fenced with lots of trees and nice landscaping. The bonus is the large 26'x28' detached garage large enough to fit your full size pick up as well as RV parking. Priced to sell. Hurry before it is too late!