



GRASSROOTS
REALTY GROUP

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**B3, 35 Nash Street
Red Deer, Alberta**

MLS # A2244465



\$179,900

Division:	Normandeau		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	922 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM + DEN, 1 BATH 2-STOREY ~ SOUTH FACING BACKYARD OVERLOOKING A TREED GREEN SPACE ~ Step through the front entry into the spacious living room featuring a large west facing picture window that allows for natural light to flow ~ The dining room opens to the galley style kitchen with light stained oak cabinets, ample counter space and a full tile backsplash ~ Mud room located just off the kitchen offers convenient access to the backyard ~ ~ 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 basement offers a family room, den, laundry and utility room, and just requires a few finishing touches ~ The backyard is fully fenced with a gate to the green space, and includes a large shed ~ ~ Enjoy low maintenance living with condo fees of just \$322.01 per month, covering all grounds/common area maintenance, professional management, insurance, parking, and reserve fund contributions ~ Pets ok with restrictions ~ 1 powered parking stall with ample visitor parking throughout ~ Large park/green space just behind the condo has a community gardens, playground and walking trails ~ 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 ~ Immediate possession and move in ready!