



GRASSROOTS
REALTY GROUP

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

**117 NIVEN Street
Red Deer, Alberta**

MLS # A2247785



\$359,900

Division:	Normandeau		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	29-38-27-W4
Zoning:	R-L
Utilities:	-

Inclusions: WINDOW COVERINGS

Fully Developed Home on Large Beautifully Kept Yard and With a Heated Over Sized 26 X 24 Garage With 2 Over Head Doors! Just steps from a Large Park, Playground and Aspen Heights School. Upgraded Throughout! No Carpets! New Flooring! Spacious Living Room, Bright and Fresh Kitchen With Fridge, Stove, B.I. Dishwasher and and Dining Area. 3 Main Floor Bedrooms Including The Primary Bedroom With Ensuite. Downstairs to View the Gorgeous Open Plan Designed for the Main 22 X 17 Family Room With A Large Impressive Wet Bar, A 2nd Family Room Area and Room For Den Area. Fully Finished Laundry Room With Sink and New Washer and Dryer, Storage Area, a Three Place Bathroom and Furnace/Utility Room Complete the Lower Level. Sun Drenched Rear Yard With South Exposure, Underground Sprinklers, Ground Level Deck With Gas Service for the Barbeque and an Oversized Heated Double Garage Plus Room For R.V. Parking. A Wonderful Home in A Super Location.