



GRASSROOTS
REALTY GROUP

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**22 Nyman Crescent
Red Deer, Alberta**

MLS # A2248266



\$365,777

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,034 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Side By Side		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions:	2nd refrigerator
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Suite Deal! This beautifully renovated, legally suited home is packed with upgrades that have been completed over the last few years making it a standout investment! Both suites have been tastefully updated with two new kitchens, stylish black countertops, modern bathroom upgrades, and new vinyl plank flooring and newer carpet throughout. The furnace has also been replaced from the original for added peace of mind. The main floor offers two bedrooms and two full bathrooms. Yes!-the primary bedroom en-suite is a full 4-piece bathroom. Off the kitchen, step onto a massive Dura-deck with metal railings, perfect for relaxing or entertaining. A second lower deck provides even more outdoor living space. The lower suite is just as impressive, featuring an open kitchen-dining-living area and a super-sized master bedroom. Shared laundry is conveniently located for both units. Outside, you'll find a fully fenced yard, plenty of off-street parking, and still room to play and entertain. Excellent long-term tenants already in place. This is a turn-key investment you won't want to miss! Its a great home isn't it! Shouldn't it be Yours?