



85 Northey Avenue  
Red Deer, Alberta

MLS # A2300021



**\$270,000**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum, Tile
<b>Roof:</b>	Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-D
<b>Utilities:</b>	-

**Inclusions:** none

Located in a family-friendly area of Red Deer, this half duplex offers a practical layout with 5 good-sized bedrooms and 2 full bathrooms, making it a solid option for families or investors. The main level features laminate flooring and a functional flow throughout. At the top of the stairs, you're welcomed into a spacious living room with large windows that bring in plenty of natural light, along with a wood-burning fireplace for added comfort in the colder months. Just off the living room is the dining area and kitchen, with three bedrooms located down the hall. The basement provides additional living space with a large family room and a wet bar, giving you flexibility for entertaining or everyday use. You'll also find two more bedrooms, a second bathroom, and laundry. There are additional laundry hookups available in the primary bedroom walk-in closet if preferred. Outside, the fully fenced yard offers space for kids or pets to play. The home is conveniently located near a large playground with outdoor rinks in the winter, and Normandeau School is just a short walk away. Whether you're looking for an affordable way into the market or a straightforward investment property, this home presents a solid opportunity.