



40 Nyberg Avenue
Red Deer, Alberta

MLS # A2300581



\$259,000

Division:	Normandeau		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,043 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed

Located in a family-friendly area of Red Deer, this half duplex is a solid option whether you're getting into the market for the first time or looking for a straightforward investment property. Outside, you've got a fully fenced yard along with a large covered porch, giving you a great space to enjoy the warmer months or keep an eye on the kids. Inside, the home has a fresh feel with recent paint throughout. The main level offers three bedrooms, a full bathroom, and a spacious living room that's easy to set up for everyday living. The kitchen has a more rustic style with plenty of cabinet space and room to work. Downstairs, you'll find a fourth bedroom, a second bathroom, and a large family room that gives you that extra living space. There's also added storage tucked under the stairs, which is always useful. The location puts you close to schools and playgrounds, making it a practical choice for families. Overall, this is a clean, well-kept home with a layout that works, whether you're moving in yourself or adding it to your rental portfolio.