



**D2, 35 Nash Street  
Red Deer, Alberta**

**MLS # A2143380**



**\$199,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Lot, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Shed

Welcome to Normandeau Place, a well located condo complex nestled in the community of Normandeau. This three bedroom, one bathroom two storey home has been well cared for. The charming main floor offers a bright living space, functional galley kitchen, dining space and laminate flooring throughout. Upstairs, you'll find the primary bedroom along with two bedrooms and a four piece bathroom. The finished basement has an additional family room, plenty of storage & laundry space. Garden door leads to the east facing fenced yard which opens onto a common area. Two assigned parking stalls and street parking available. Pet-friendly complex (with board approval), close to schools, shopping, dining, transit and walking/bike paths. Most windows have been replaced in the last several years. An excellent property to add to your investment portfolio or to get a start in the market.