



**48 Nyman Crescent
Red Deer, Alberta**

MLS # A2143869



\$379,900

Division:	Normandeau		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,192 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, See Remarks		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum		

Inclusions: none

Welcome to 48 Nyman Crescent, this fabulous 5 bedroom, 3 bath home with walk out basement is perfect for that growing family. Upon entering the home, you will be impressed with the large triple pane window facing east flooding the living room with an abundance of sunshine. The kitchen is roomy enough to entertain family and friends and with a little TLC could be a chef's dream kitchen. Upstairs you will find 3 nice sized bedrooms, a 4-piece bath and a 2-piece ensuite. On the third level is a three-piece bath, bedroom and family room with a newer gas fireplace. The fourth level offers another large family room/games room/play area and one more bedroom. This home has been outfitted with all new triple pane windows, except the patio doors (double glazed), new high efficiency furnace and Hot water tank all within the last 8 years. The heater in the oversized double garage is being sold as is, the present owners have never used it. It doesn't end there; this home also offers numerous perennials and fruit trees. All this in one great location.