



**39 Norby Crescent  
Red Deer, Alberta**

**MLS # A2188284**



**\$259,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** nil

Don't wait to take a look at this great 3 bedroom/2 bath home on its own lot on a desirable close in Normandeau! Please note that this property also has a large driveway down the side of the mobile that allows for RV, Trailer and extra vehicle parking! Lots of recent upgrades of approx \$24,000. They include Washer, Dryer, Flooring, Hot water tank (2017), furnace + vents cleaned, and Poly B removal. Large single garage which has a garage opener and separate electrical panel. Recent RPR done with compliance.