

# \$199,900 - H4, 35 Nash Street, Red Deer

MLS® #A2221080

**\$199,900**

3 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.01 Acres

Normandeau, Red Deer, Alberta

REVENUE OPPORTUNITY WITH CURRENT LEASE IN PLACE ~ 3 BEDROOM, 1 BATH 2-STOREY TOWNHOME ~ END UNIT BACKING ON TO MATURE TREES ~ SOUTH FACING BACKYARD ~ CLOSE TO ALL AMENITIES ~ Step through the front entry into the spacious living room, featuring a large window offering a view of the landscaped front yard ~ The dining space offers views of the backyard and the green space beyond, and flows seamlessly into the galley-style kitchen with plenty of cabinets, ample counter space and a full tile backsplash ~ A separate entry off the kitchen leads to the south facing, fenced backyard with no rear neighbours offering park views, a patio area (BBQ included), and a garden shed for storage ~ Just outside your gate is two powered parking stalls, plenty of visitor parking, a paved back alley and the park ~ The upper level features 3 generous size bedrooms including a spacious primary bedroom, easily accommodating a king sized bed along with additional furniture ~ A centrally located 4 piece bathroom on the upper level offers convenient access to all the bedrooms ~ The unfinished basement offers abundant storage, has laundry already in place, and awaits your future development with endless possibilities to customize the space to suit your needs ~ This home offers a peaceful, private setting with plenty of mature trees and surrounding green space, while being centrally located near a vibrant commercial corridor with all essential amenities; just steps away from



multiple parks, playgrounds, scenic walking trails, and multiple schools, with convenient access to public transit ~ Enjoy low maintenance living with condo fees of just \$323.41 per month, covering all grounds/common area maintenance, professional management, insurance, parking, and reserve fund contributions ~ Pets ok with restrictions.

Built in 1977

### **Essential Information**

MLS® #	A2221080
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.01
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	H4, 35 Nash Street
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1X9

### **Amenities**

Amenities	Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Additional Parking, Alley Access, Guest, Plug-In, Stall

## Interior

Interior Features	Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	45
Zoning	R3

## Listing Details

Listing Office	Lime Green Realty Inc.
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