

**F1, 35 Nash Street  
Red Deer, Alberta**

**MLS # A2292482**



## \$234,900

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Plug-In		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 490

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Washer, Dryer

Welcome to this beautifully renovated 3 bedroom townhouse condo located in the Normandeau neighbourhood of Red Deer. This well maintained home offers a functional two storey layout with all three bedrooms and a fully renovated bathroom conveniently located on the upper level. The main floor features a bright and inviting living room, a dining area, and an updated kitchen complete with brand new stainless steel appliances including a flat top stove, refrigerator, built in dishwasher, and built in microwave. Extensive renovations have been completed throughout the home, showcasing new vinyl plank flooring throughout, modern kitchen cabinets and countertops, new interior bedroom and closet doors, as well as new front and rear exterior doors and vinyl windows. The unfinished basement provides excellent potential for future development and includes a new washer, dryer, high efficiency furnace, and hot water tank. Enjoy the convenience of two parking stalls located directly behind the unit along with a park and playground just steps away, making this an ideal option for families or first time buyers. Situated close to major shopping centres, grocery stores, restaurants, and everyday amenities, this move in ready condo offers both comfort and value in a convenient location.