

# \$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 Yard, Storage, Private Entrance
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	91
Zoning	R3

## Listing Details

Listing Office	Lime Green Realty Central
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.