

# \$194,900 - A1, 35 Nash Street, Red Deer

MLS® #A2123348

**\$194,900**

2 Bedroom, 1.00 Bathroom, 986 sqft

Residential on 0.00 Acres

Normandeau, Red Deer, Alberta

Situated close to shopping, parks, playgrounds, and schools, this charming end unit townhome offers the perfect blend of convenience and comfort. Stepping inside, you'll appreciate the flood of natural light and low maintenance laminate flooring throughout the main floor. The kitchen offers modern white cabinetry, butcher block countertops, black and stainless steel appliances, and a tiled backsplash. Just off the kitchen is the back door leading out to your own private backyard, complete with a convenient storage shed and raised planter boxes, perfect for gardening in the summer. Upstairs you'll find a generously sized primary bedroom boasting his and hers closets with organizers, ensuring ample storage space for all your belongings. Additionally, there's a den that can be utilized as a home office or study area, a nicely sized second bedroom, and a 4 pce bathroom to finish off the upper floor. Stay cool and comfortable all summer long with central A/C, providing relief from the heat with just a touch of a button. Condo fees of \$285.90 a month include snow removal, trash collection, sewer services, common area maintenance, and professional management. 2 Assigned parking stalls are also included with this unit. Don't miss out on the opportunity to make this townhome your own!

Built in 1977

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2123348      |
| Price          | \$194,900     |
| Sold Price     | \$190,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 986           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | A1, 35 Nash Street |
| Subdivision | Normandeau         |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 1X9            |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 2                           |
| Parking        | Assigned, Off Street, Stall |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Separate Entrance, Storage, Track Lighting, Wood Counters                           |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
|-------------------|-----------------------------------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                  |
| Construction    | Concrete, Stucco, Vinyl Siding, Wood Frame       |
| Foundation      | Poured Concrete                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 6th, 2024   |
| Date Sold      | June 11th, 2024 |
| Days on Market | 36              |
| Zoning         | R3              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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