

\$164,900 - B1, 35 Nash Street, Red Deer

MLS® #A2134326

\$164,900

3 Bedroom, 1.00 Bathroom, 894 sqft

Residential on 0.01 Acres

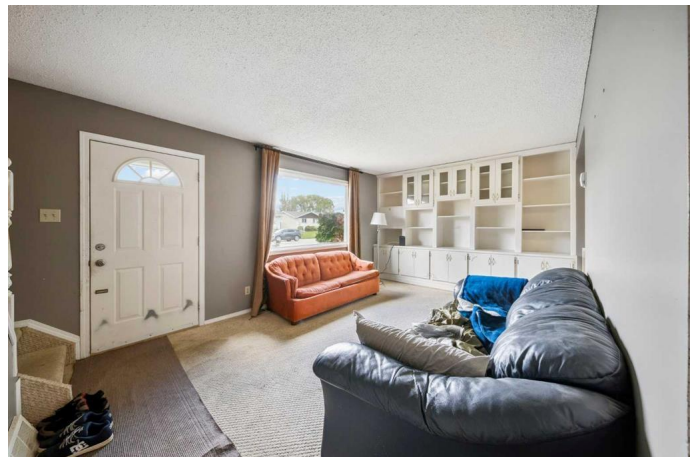
Normandeau, Red Deer, Alberta

Discover the charm and value of B1-35 Nash St., an affordable end-unit townhouse condominium that perfectly blends comfort, convenience, and affordability. This property stands as an excellent opportunity for first-time homebuyers looking to establish roots or for investors searching for a promising addition to their portfolio.

Step inside to find a spacious and inviting living room equipped with a large window that floods the space with natural light, complemented by built-in storage to keep your home organized and tidy. The heart of the home is the functional kitchen, which features an eat-in dining nook, modern appliances including a fridge, stove, and dishwasher, and convenient backdoor access leading to a private, fenced yard.

The upper level is thoughtfully laid out with three well-sized bedrooms and a 4-piece bathroom complete with a tub/shower combo, catering to all your family's needs. Additionally, the partially finished lower level provides a recreational room perfect for entertainment or relaxation, alongside a practical laundry area.

Outside, the backyard is fenced, offering a secure and private space for your pets (up to 2 cats or dogs with restrictions and board approval) and ideal for outdoor gatherings. Two designated parking spaces add to the convenience, while the comprehensive condo fees cover professional management, ground maintenance, snow removal, reserve fund



contributions, garbage collection, and recycling services.

Located in Normandeau, you are just steps away from transit options, essential amenities, and services. The area boasts schools and parks, enhancing your living experience.

Whether you're a first-time homebuyer eager to set roots or an investor seeking a valuable addition to your portfolio, 35 Nash St. offers an unbeatable combination of affordability, location, and lifestyle.

Built in 1977

Essential Information

MLS® #	A2134326
Price	\$164,900
Sold Price	\$165,100
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	894
Acres	0.01
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	B1, 35 Nash Street
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1X9

Amenities

Amenities	None
Parking Spaces	2

Parking	Off Street
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2024
Date Sold	May 29th, 2024
Days on Market	2
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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