

B3, 35 Nash Street  
Red Deer, Alberta

MLS # A2244465

**\$179,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Normandeau            |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 922 sq.ft.            | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall       |               |                   |
| <b>Lot Size:</b> | 0.01 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Yard             |               |                   |

|                    |                          |                   |                                              |
|--------------------|--------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Laminate, Vinyl Plank    | <b>Sewer:</b>     | Public Sewer                                 |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | \$ 323                                       |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -                                            |
| <b>Exterior:</b>   | Stucco, Vinyl Siding     | <b>Zoning:</b>    | R-H                                          |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Storage                  |                   |                                              |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM + DEN, 1 BATH 2-STOREY ~ SOUTH FACING BACKYARD OVERLOOKING A TREED GREEN SPACE ~ Step through the front entry into the spacious living room featuring a large west facing picture window that allows for natural light to flow ~ The dining room opens to the galley style kitchen with light stained oak cabinets, ample counter space and a full tile backsplash ~ Mud room located just off the kitchen offers convenient access to the backyard ~ ~ 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 basement offers a family room, den, laundry and utility room, and just requires a few finishing touches ~ The backyard is fully fenced with a gate to the green space, and includes a large shed ~ ~ Enjoy low maintenance living with condo fees of just \$322.01 per month, covering all grounds/common area maintenance, professional management, insurance, parking, and reserve fund contributions ~ Pets ok with restrictions ~ 1 powered parking stall with ample visitor parking throughout ~ Large park/green space just behind the condo has a community gardens, playground and walking trails ~ 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 ~ Immediate possession and move in ready!