

# \$359,900 - 117 Niven Street, Red Deer

MLS® #A2247785

## \$359,900

3 Bedroom, 3.00 Bathroom, 1,005 sqft

Residential on 0.14 Acres

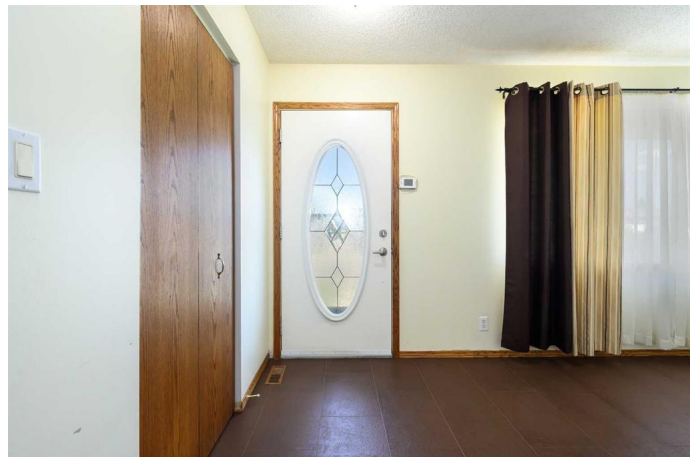
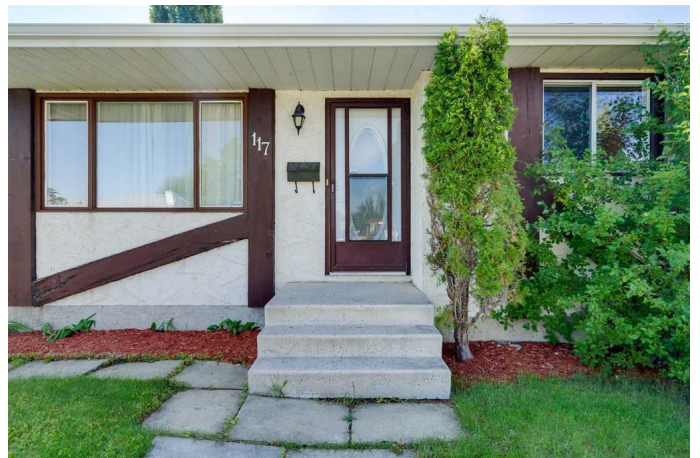
Normandeau, Red Deer, Alberta

Fully Developed Home on Large Beautifully Kept Yard and With a Heated Over Sized 26 X 24 Garage With 2 Over Head Doors! Just steps from a Large Park, Playground and Aspen Heights School. Upgraded Throughout! No Carpets! New Flooring! Spacious Living Room, Bright and Fresh Kitchen With Fridge, Stove, B.I. Dishwasher and and Dining Area. 3 Main Floor Bedrooms Including The Primary Bedroom With Ensuite. Downstairs to View the Gorgeous Open Plan Designed for the Main 22 X 17 Family Room With A Large Impressive Wet Bar, A 2nd Family Room Area and Room For Den Area. Fully Finished Laundry Room With Sink and New Washer and Dryer, Storage Area, a Three Place Bathroom and Furnace/Utility Room Complete the Lower Level. Sun Drenched Rear Yard With South Exposure, Underground Sprinklers, Ground Level Deck With Gas Service for the Barbeque and an Oversized Heated Double Garage Plus Room For R.V. Parking. A Wonderful Home in A Super Location.

Built in 1977

## Essential Information

MLS® #	A2247785
Price	\$359,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,005
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	117 Niven Street
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1Y6

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Parking Pad, RV Gated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Storage, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 10th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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