

**F4, 35 Nash Street
Red Deer, Alberta**

MLS # A2174705



\$179,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Normandeau | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 940 sq.ft. | Age: | 1977 (47 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Additional Parking, Alley Access, Guest, Plug-In, Stall | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Low Main | | |

| | | | |
|--------------------|-------------------------------|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 323 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Storage, Vinyl Windows | | |

Inclusions: FEIDGE, STOVE, BBQ, WASHER, DRYER

END UNIT 2 STOREY TOWNHOME ~ 3 BEDROOMS, 1 BATHROOM ~ SOUTH FACING BACKYARD ~ BACKING ON TO A TREED GREEN SPACE WITH A PLAYGROUND ~ CLOSE TO ALL AMENITIES ~ Step through the front entry into the spacious living room, featuring updated vinyl plank flooring and a large window offering a view of the beautifully landscaped courtyard ~ The dining room boasts a window with views of the backyard and the green space beyond, and flows seamlessly into the recently updated galley-style kitchen ~ The kitchen features plenty of white shaker cabinets, a stylish tile backsplash, modern countertops, and stainless steel appliances ~ 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 and maximize 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 \$323.27 per month, covering all snow removal, grounds/common area maintenance,

professional management, insurance, parking, and reserve fund contributions ~ Pets ok with restrictions.