

**E2, 35 Nash
Red Deer, Alberta**

MLS # A2195080



\$199,900

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|------------------|------------------------------------------------------------------------|---------------|-------------------|
| Division: | Normandeau | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 910 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L | | |

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|--------------------|----------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Shingle | Condo Fee: | \$ 325 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | R-H |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Storage | | |

Inclusions: Shed

This two-storey townhouse with 3 bedrooms upstairs and a multitude of updates for under \$210,000 will be sure to impress those looking for their first home or perhaps an investment property. Since 2020 and over the last few years, this home has received; fresh paint, new vinyl plank flooring on the main level and in the basement, new carpet upstairs, new windows (with the exception of the front bay window), new shed, new dishwasher, new high efficiency furnace, new water tank, new washer and dryer, & newly renovated basement. Living room gets lots of natural light from the big window, flowing into the dining area. Kitchen is galley style with a double door stainless steel fridge, white backsplash, updated cabinetry & and offers access to the private backyard where you will be pleasantly surprised with the mature perennials, lilac bush & fully fenced South facing yard. Upstairs has 3 bedrooms, 4 piece bathroom, which makes it perfect for a young family. The condo fee is \$324.53 per month and includes common area maintenance, parking, reserve fund contributions, snow removal, trash, and professional management by Sunreal. Comes with two assigned parking stalls in the common area, along with street parking right in front of the unit. No more than two (only includes cats and dogs), no higher than 18 inches from the shoulders. Close to shopping; less then a 10 minute walk to Save on Foods & Rueon Thai - one of Red Deer's top rated restaurants!