

**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.