

# \$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! Includes 7 Appliances. Spacious Living Room, Bright, Fresh Kitchen/Dining With Fridge, Stove, Dishwasher and Microwave Hood Fan. 3 Main Floor Bedrooms Including the Primary Bedroom With Ensuite. Down Stairs to View the Gorgeous Open Plan With Large Main 22 X 17 Family Room With A Large Impressive Wet Bar With Fridge, 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 | 13                |
| Zoning         | R-L               |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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