

# \$299,900 - 102 Niven Street, Red Deer

MLS® #A2211181

## \$299,900

4 Bedroom, 3.00 Bathroom, 968 sqft

Residential on 0.14 Acres

Normandeau, Red Deer, Alberta

FULLY DEVELOPED BI-LEVEL ~ 4 BEDROOMS, 3 BATHROOMS ~ 24' x 22' DETACHED GARAGE & EXTRA LONG FRONT DRIVE ~ Opportunity Knocks! Ideal for investors, renovators or anyone with a vision and looking to build equity ~ While this home requires some cleaning and updates, it offers a newer hot water tank (approx. 6 years), furnace (approx. 10 years), central air conditioning, updated windows, and shingles (approx. 14 years) ~ Tile foyer welcomes you and leads to the main living space with a layout offering great flow and flexibility for a custom renovation ~ The living room has a large south facing picture window that allows for natural light to fill the space and offers views of the front yard ~ The kitchen has a newer fridge (approx. 3 years), oak cabinets, tile backsplash, and opens to a large dining room where you can easily host a large family gathering ~ Separate rear entry leads to a covered deck, the backyard and detached garage ~ The primary bedroom can easily accommodate a king bed plus furniture, has ample closet space and a 2 piece ensuite ~ 2nd main floor bedroom is also a generous size and is located across from the 4 piece main bathroom ~ The fully finished basement has large above grade windows and offers a family room, 2 bedrooms, a 4 piece bathroom, laundry and space for storage ~ The backyard has mature trees, is fenced and has back alley access ~ 24' x 22' detached garage is insulated and finished with OSB ~ Located



close to multiple schools, parks, playgrounds, walking trails, YMCA, shopping, restaurants and all other amenities ~ This home is being sold as is, and with some work could be transformed into a beautiful custom home.

Built in 1978

**Essential Information**

MLS® #	A2211181
Price	\$299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	968
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	102 Niven Street
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1Y7

**Amenities**

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Insulated, Off Street
# of Garages	2

**Interior**

Interior Features	Laminate Counters, Storage
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Appliances	Central Air Conditioner, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Inc.
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