\$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! Spacious Living Room, Bright and Fresh Kitchen With Fridge, Stove, B.I. Dishwasher and and Dining Area. 3 Main Floor Bedrooms Including The Primary Bedroom With Ensuite. Downstairs to View the Gorgeous Open Plan Designed for the Main 22 X 17 Family Room With A Large Impressive Wet Bar, 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.



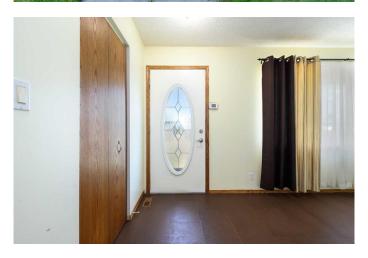
Essential Information

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

2

Days on Market

Zoning R-L

Listing Details

Listing Office Royal LePage Network Realty Corp.

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