

# \$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 |
|-------------------|----------------------------|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| 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 | 8                |
| Zoning         | R1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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