

# \$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	9
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.