

**39 Norby Crescent**  
**Red Deer, Alberta**

**MLS # A2229308**



**\$249,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to this beautifully maintained modular home with no lot fees! Situated on its own lot in a desirable close in Normandeau, this spacious 3-bedroom, 2-bathroom home offers a bright and open-concept layout filled with natural light. Vaulted ceilings throughout and stunning oak cabinetry in the kitchen add warmth and character, while ample cabinet space ensures functionality. Step outside to enjoy a private yard—perfect for entertaining family and friends. The large driveway extends down the side of the home, providing ample parking for your RV, trailer, and extra vehicles. A large single garage with its own electrical panel and garage door opener adds even more value. Over \$24,000 in recent upgrades include: Washer & Dryer, New flooring, Hot water tank (2017), Furnace & vent cleaning, Complete Poly-B plumbing removal. Additional features: Recent RPR with compliance. Don't miss out on this turnkey property offering ownership without lot fees, modern upgrades, and plenty of space—inside and out!