

66 Niven Street
Red Deer, Alberta

MLS # A2243362



\$360,000

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	939 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Windows coverings, Garage Door Openers(s) & Controllers, Sauna-As Is

Awesome fully finished 3 bedroom 2 bathroom bi-level with a HUGE 'x28'x28' DETACHED GARAGE & RV PARKING in a quiet mature neighborhood. Inside you will see a vey functional layout including the newly UPDATED KITCHEN complete with bright cabinets, breakfast bar and lots of cupboard and counter space. The dining room leads out to the gorgeous covered 2 tier deck with storage below. Completing the main is the large living, 4 pc bathroom and and 2 bedrooms including the large master bedroom with TONS of closet space. Downstairs you will see the large family room, another bedroom and an updated 3 pc bathroom, even a nice little wood shop perfect for tinkering around. Completing the basement is the nice mudroom to the separate entrance leading out to the backyard. The Yard is fully fenced with lots of trees and nice landscaping. The bonus is the large 'x28'x28' detached garage large enough to fit your full size pick up as well as RV parking. Priced to sell. Hurry before it is too late!