

# \$380,000 - 43 Nyman Crescent, Red Deer

MLS® #A2233076

## \$380,000

4 Bedroom, 3.00 Bathroom, 1,105 sqft

Residential on 0.15 Acres

Normandeau, Red Deer, Alberta

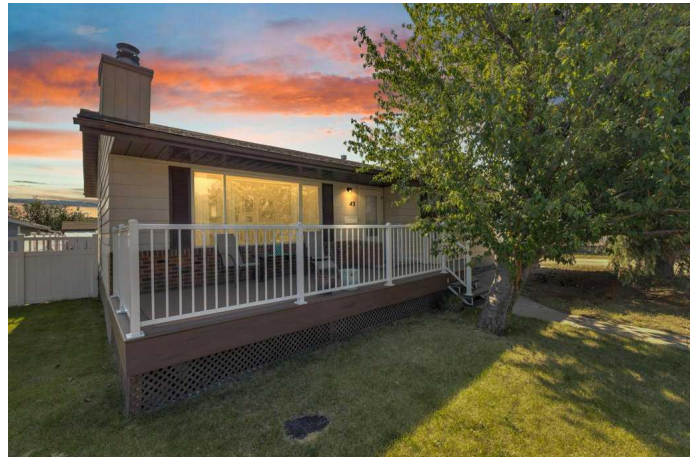
### Public Remarks:

This well-kept 1,105 sq. ft. bungalow is located on a quiet street, just across from a beautifully treed city green space and within walking distance to schools. Featuring four bedrooms and 3 bathrooms, this home offers practical living space with a solid layout, mature landscaping, and important updates already completed.

The front and rear decks are finished with low-maintenance composite decking, while the backyard is highlighted by patio stones, vinyl fencing, a sundeck, beautiful flower beds, and a large storage shed. The property also offers rear access to a utility green space, providing ample room for temporary RV or trailer parking.

One of the standout features of this home is the oversized double garage. Itâ€™s insulated, heated, and perfect for mechanics or hobbyists, equipped with double overhead doors. Inside, youâ€™ll find parquet hardwood flooring (in reasonable shape), a cozy wood-burning fireplace, and a convenient 3-piece ensuite in the primary bedroom.

The basement offers additional living space with a fourth large bedroom, a small 3-piece bathroom, and a spacious living area. A wet bar, mini fridge, and dishwasher (sold as-is) complete the downstairs space.



Additional features include composite decking (front and rear), a heated mechanics garage, a quiet location near schools and green space, a large storage shed, patio stonework, a wood-burning fireplace, a 3-piece bath, and a wet bar in the basement.

Built in 1978

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233076    |
| Price          | \$380,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,105       |
| Acres          | 0.15        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 43 Nyman Crescent |
| Subdivision | Normandeau        |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4P 1Z5           |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | No Smoking Home, Wet Bar |
|-------------------|--------------------------|

|                 |   |
|-----------------|---|
| Appliances      | Dishwasher, Garage Control(s), Refrigerator, Stove(s) |
| Heating         | Forced Air, Natural Gas                               |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Living Room, Wood Burning                             |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Metal Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 5               |
| Zoning         | R-L             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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