

# \$360,000 - 66 Niven Street, Red Deer

MLS® #A2243362

**\$360,000**

3 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.14 Acres

Normandeau, Red Deer, Alberta

Awesome fully finished 3 bedroom 2 bathroom bi-level with a HUGE 26'x28' DETACHED GARAGE & RV PARKING in a quiet mature neighborhood. Inside you will see a very 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 26'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!

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2243362  |
| Price     | \$360,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 939         |
| Acres          | 0.14        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 66 Niven Street |
| Subdivision | Normandeau      |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T4P1Y6          |

### Amenities

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

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Breakfast Bar |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s)                                                                       |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Covered Courtyard, Rain Barrel/Cistern(s)       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Private |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Wood Frame                                                             |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 75              |
| Zoning         | R1              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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