

**48 Nash Street  
Red Deer, Alberta**

**MLS # A2282380**



# \$399,900

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage		

**Inclusions:** Freezer in basement, Gazebo

This adorable, practical and truly FUNCTIONAL home checks all the boxes- and then some. Perfectly located to schools, shopping, and everyday amenities, it also sits on a MAJOR BUS ROUTE, making commuting easy and ensuring prompt snow removal in winter. (a seriously underrated perk!) Inside the main floor features two beautiful spacious bedrooms and a four-piece bathroom, ideal for families, downsizers, or anyone wanting main-level living. The heart of the home is warm and INVITING, with a LARGE LIVING ROOM, dining area, and a CHARMING COUNTRY KITCHEN that will impress any cook. You'll love the abundance of cabinetry, including a pull-out pantry complete with built in spice racks-both practical and wonderfully spacious. The fully developed basement expands your living space with a third bedroom, a three-piece bathroom, and a HUGE FAMILY ROOM. With NEWER windows already installed, this home is truly move in ready and offers IMMEDIATE POSSESSION! Step outside to find a DREAM SETUP: a 24x25 HEATED GARAGE wired with 220 volt, has its own furnace and hot water tank, plus a 10x24 shed wired with electricity, and a BEAUTIFULLY LANDSCAPED, FENCED YARD. Lots of patio stone out back, and the GAZEBO on the spacious deck stays!! Make this your forever home, COZY, CONVENIENT and exceptionally cared for. Neutral colors throughout, warm wood cabinets, there is nothing not to love about this home, it feels like a warm fuzzy sweater that hugs you!