



**62 Nance Avenue
Red Deer, Alberta**

MLS # A2309907



\$394,500

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,174 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, TV Mounts x2, Garage Door Opener & Control, Garage Bench

Inviting home located in a mature area, surrounded by established trees, quiet streets and a welcoming atmosphere. This property offers a warm setting for families alike to enjoy and get acquainted with the community. A bright L-shaped living and dining area seamlessly offers an open design perfect for enjoying uninterrupted entertainment and guests. With a low maintenance laminate flooring throughout the main not only makes for simple cleaning but also hypoallergenic living. The functional kitchen design has been updated with refinished cabinets, Reverse Osmosis System added, plus an updated stove. Ideal for the growing families you will find three excellent size bedrooms on the main level keeping everyone close by plus the Primary bedroom even offers its own two piece en suite and generous size closet space. Head down to the fully developed basement and be pleasantly surprised with the exceptional flow of the overall design. A spacious media area perfect for streaming for your favorite series or gaming system. Enhanced features include cozy carpet flooring for extra warmth, pot lights added, drop ceiling plus even a wet bar with sink and extra storage cupboards to grab a drink and snack without having to go upstairs. Three additional bedrooms for all your family or guests needs to enjoy. A fully updated three piece bath which includes new flooring, back splash plus a full tile surround walk in shower. There is even a flex area which could easily be used for a small studio, office or hobby type room. Noteworthy improvements to home include all newer windows which add to the efficiency of home, newer furnace & hot water tank, shingles have been replaced plus the electrical panel has been upgraded as well. A well manicured and private backyard offers its own enjoyment for the summer. Large deck ideal for the bbq and patio furniture perfect for

a relaxing afternoon or evening. Small fire pit area great for the late night marshmallow roasts. Large double detached garage is excellent for added vehicle storage and security with room for work area as well plus there is plenty of yard space leftover for the family to appreciate. Home is conveniently located close to family parks and community schools in the area plus within walking distance to small shopping plaza.