



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

196 Northey Avenue
Red Deer, Alberta

MLS # A2324298



\$240,000

Division:	Normandeau		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 196 Northey Avenue — a spacious two-storey townhome offering over 1,233 sq ft above grade plus a partially finished basement in the established northwest Red Deer community of Normandeau. With 3 bedrooms, 2.5 bathrooms, and room to spread out across multiple levels, this home is a great fit for families and first-time buyers alike. The main floor features a generous kitchen, bright living room, dining area, and a 2-piece powder room. Upstairs holds all three bedrooms including a primary over 16 feet wide, plus a 4-piece bathroom. Downstairs, a partially finished basement adds a game room, den, and 3-piece bathroom — perfect for a home office or recreation space. Outside, enjoy a fenced backyard with a deck and fire pit, back lane access, and two off-street parking stalls. Normandeau is a well-established, family-friendly neighbourhood with quiet streets, Normandeau School (K–8) nearby, and easy access to parks, playgrounds, and shopping. The G.H. Dawe Community Centre and the Waskasoo Park trail system along the Red Deer River are just minutes away. Immediate possession available.