



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39 Nolan
Red Deer, Alberta

MLS # A2334082



\$275,000

Division:	Normandeau		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,370 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Kitchen Island, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Countertop cooktop, Built In Oven, Built In Microwave, Built In Dishwasher, Washer/Dryer, Built In Garburator (All appliances as is)

Great Location close to schools, shopping, and Transit. This home features an open concept on the main floor, with a tiled front entry, kitchen with center island, separate dining area, and large living room. There are 3 bedrooms on the main floor, a full bathroom and the primary bedroom has a walk in closet and a 2 pc ensuite. Downstairs is open to your imagination with 2 large family room/games room areas including a wet bar. There is another bedroom, 3 pc bathroom, laundry and storage room. There is a newer Furnace and a tonne of storage. Outside has a plethora of perennials and a professionally landscaped pond and brick patio seating area. A Great Project for the Handyman-The home has great square footage and could be your next Flipper or Family Home