

# **\$349,900 - 8 Nagel Avenue, Red Deer**

MLS® #A2219365

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.17 Acres

Normandeau, Red Deer, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 2 BATH BI-LEVEL ~ WALK UP BASEMENT WITH SEPARATE ENTRY ~ DOUBLE DETACHED GARAGE ~ Sun filled foyer welcomes you ~ The living room features hardwood flooring and large east facing windows that allow for plenty of natural light to fill the space ~ The dining room can easily host large gatherings and offers sliding patio doors to the west facing deck and backyard ~ The kitchen offers a functional layout with plenty of white cabinets, granite countertops, full tile backsplash, wall pantry and a built in desk ~ Rear entrance between the kitchen and dining room also leads to the deck and has easy access to the detached garage ~ The primary bedroom can easily accommodate a king size bed, has mirrored closet doors and a cheater door to the 4 piece main bathroom ~ 2 additional main floor bedrooms, both with hardwood floors (one bedroom has main floor laundry closet) ~ The fully finished walk up basement has large above grade windows, has a family room with a fireplace, eat in kitchen, 3 piece bathroom with second laundry pair, and a spacious bedroom with an adjoining flex space that would make an excellent office, dressing room, gym space Recent updates include; hot water tank (2017), furnace (2016), shingles (2012) ~ The west facing backyard is landscaped with mature trees, shrubs and perennials, has a garden shed and is fully fenced with back alley access



~ 24' x 26' detached garage is insulated, finished with painted drywall and has built in shelving ~ Excellent location; close to multiple schools, parks, playgrounds, shopping, rec centre, and all other amenities close by.

Built in 1977

### **Essential Information**

MLS® #	A2219365
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	8 Nagel Avenue
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2A4

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Gravel Driveway, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Storage, Vinyl Windows
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Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Inc.
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