

# \$388,000 - 90 Niven Street, Red Deer

MLS® #A2216167

**\$388,000**

5 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.14 Acres

Normandeau, Red Deer, Alberta

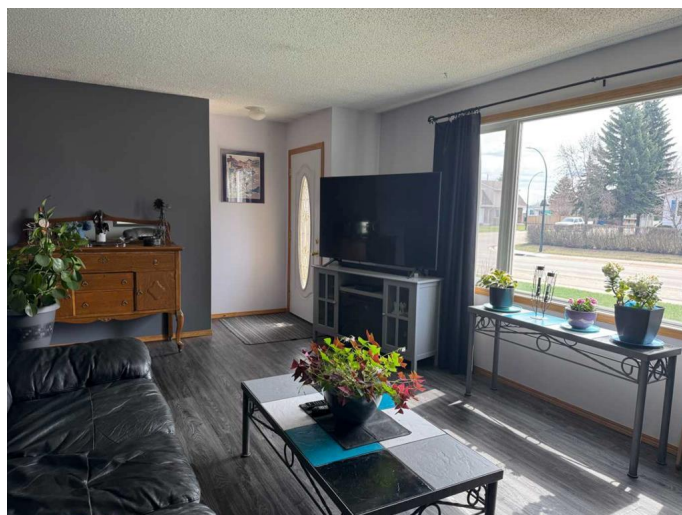
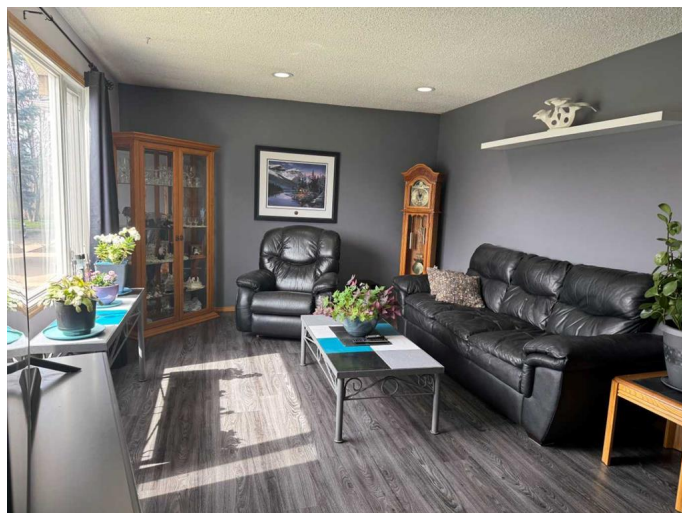
WELCOME TO 90 NIVEN STREET! THIS WELL MAINTAINED FULLY DEVELOPED BUNGALOW WITH A THREE SEASON SUNROOM AND DOUBLE DETACHED GARAGE IS A MUST SEE! Enter to a sunny South Facing Living Room leading to the Upgraded Combination Kitchen/Dining Area with Oak Kitchen Cabinetry, Granite Countertops, Full Tile Backsplash, Pantry and a Garden Door from the Dining Area to the gorgeous THREE SEASON SUNROOM ADDITION (17'9" X8'1"). Three Bedrooms on the main level + 4 Pce bath .... The Primary Bedroom comes with a 2 pce ensuite. The lower level presents a Family Room with Woodburning Fireplace, an AMAZING UPGRADED 3 PCE BATH WITH A FULL TILE SHOWER SURROUND & NEWER TOILET & SINK and Two Bedrooms (one bedroom/flex room with closet presently houses the sauna) and there is a storage room with window and closet which could accommodate a third bedroom... Newer vinyl windows upstairs and vinyl plank and linoleum throughout the home... From the sunroom on the main level, take the stairs down to the huge lower deck and double detached garage behind which is a rear concrete pad!

Built in 1978

## Essential Information

MLS® #

A2216167



Price	\$388,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	90 Niven Street
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1Y7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Pantry, See Remarks, Storage, Sauna
Appliances	Dishwasher, Garburator, Microwave, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-L

**Listing Details**

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.