

# \$459,900 - 36 Nyman Crescent, Red Deer

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MLS® #A2230039

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,963 sqft  
Residential on 0.24 Acres

Normandeau, Red Deer, Alberta

Welcome to 36 Nyman Crescent â€” a stunning character home situated on an expansive 10,000 sq ft lot in a quiet, established neighborhood. Full of charm and thoughtful updates, this home offers space, warmth, and comfort for the whole family.

Step inside to discover a bright and functional main floor featuring beautiful hardwood flooring throughout the kitchen and dining areas. The kitchen is both stylish and practical, showcasing granite countertops, a beautiful stone backsplash, and a cozy breakfast nook â€” the perfect spot to start your day. A brand new kitchen window fills the space with natural light.

Attached to the dining room is an additional living room space that features a wood-burning fireplace, creating a warm, inviting atmosphere ideal for hosting intimate dinners, entertaining guests, or relaxing with family. The tongue-and-groove cedar ceiling adds a rich, rustic touch to the main living space. You'll also find the convenience of main floor laundry and a 2-piece bathroom.

Upstairs, the spacious primary bedroom offers a private retreat with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom complete the upper level, providing ample space for family or guests.



The basement features a generous rec room/family room – a versatile space perfect for entertainment, play, or relaxation.

Outside, enjoy a massive fenced backyard that’s ideal for kids, pets, gardening, or summer gatherings. Mature fruit trees and established perennial gardens create a lush and vibrant outdoor oasis with seasonal beauty and harvests. A water feature adds a peaceful touch to the outdoor space, making it perfect for quiet moments or entertaining.

In addition to the double attached garage, the property includes a fenced-in carport in the back and ample space for RV parking – ideal for families with extra vehicles, trailers, or outdoor gear. The roof was redone just seven years ago, offering added peace of mind. Recent upgrades also include a brand new hot water tank (2024), along with new stove, microwave, washer, and dryer.

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230039      |
| Price          | \$459,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,963         |
| Acres          | 0.24          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 36 Nyman Crescent |
| Subdivision | Normandeau        |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4P1Z6            |

### **Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 7                                                  |
| Parking        | Double Garage Attached, RV Access/Parking, Carport |
| # of Garages   | 2                                                  |

### **Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Garburator                |
| Heating           | Boiler                                                                                 |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full, Crawl Space                                                            |

### **Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                           |
| Lot Description   | Back Lane, Back Yard, Landscaped, Few Trees, Irregular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Brick, Wood Siding                                         |
| Foundation        | Poured Concrete                                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 94              |
| Zoning         | R1              |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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