

# \$469,900 - 36 Nyman Crescent, Red Deer

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MLS® #A2230039

**\$469,900**

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	\$469,900
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	Carport, Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	14
Zoning	R1

### **Listing Details**

Listing Office	Concept Realty Group Inc.
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