

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

MLS® #A2216167

**\$388,000**

5 Bedroom, 3.00 Bathroom, 1,080 sqft  
Residential on 0.14 Acres

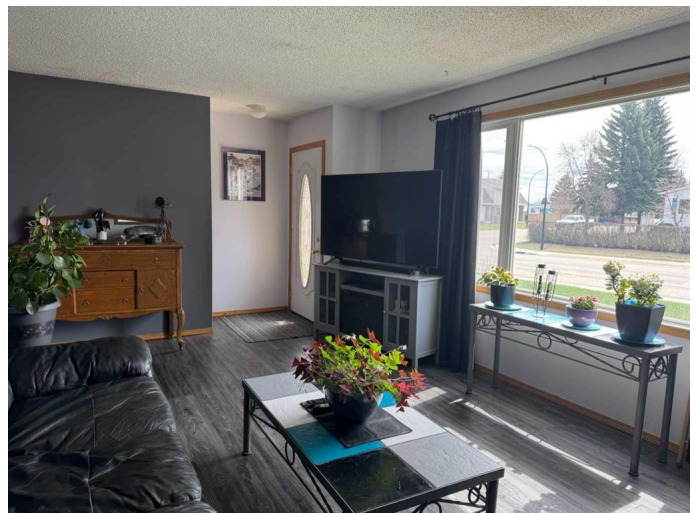
Normandeau, Red Deer, Alberta

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 | 1             |
| Zoning         | R-L           |

**Listing Details**

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

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