

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

---

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, Carport, RV Access/Parking |
| # of Garages   | 2                                                  |

### **Interior**

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

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 67              |
| Zoning         | R1              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.