



**78 Nichols Crescent
Red Deer, Alberta**

MLS # A2226891



\$355,900

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	954 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Many Trees, P		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: patio table and chairs

This beautifully maintained 4-bedroom, 2-bath home combines comfort, thoughtful upgrades, and exceptional outdoor living. Inside, a fresh coat of paint throughout and upgraded lighting creates a bright, inviting atmosphere. The home has been thoroughly refreshed with all new upgraded windows, filling every room with natural light while improving energy efficiency and comfort. Step outside to enjoy your own private retreat — featuring a covered deck and additional patio space, ideal for relaxing, barbecuing, or hosting gatherings. This one-owner home has recently had some updates including a new garage door and opener on the detached garage, new shingles, and a freshly painted fence that frames the spacious and private backyard perfectly. The expansive yard offers endless possibilities for gardening, play, or simply unwinding in peace. With its combination of modern updates, timeless charm, and a large, beautifully maintained lot, 78 Nichols Crescent is move-in ready and waiting for you to call it home. Perfect for a first-time buyer, investor, families, or those looking to downsize.