



GRASSROOTS
REALTY GROUP

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**78 Nichols Crescent
Red Deer, Alberta**

MLS # A2226891



\$380,000

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:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: patio table and chairs

Lovingly Maintained One-Owner Home on a Beautiful Pie-Shaped Lot! This charming home has had just one caring owner and is full of thoughtful upgrades that offer peace of mind and comfort for years to come. Set on a large pie-shaped lot, the outdoor space is a true gardener's dream! You'll find lush perennial gardens, large vegetable garden, fruit trees, and a covered deck perfect for relaxing or entertaining. A detached garage adds both convenience and extra storage. Recent updates include: All-new energy-efficient windows with Sun Stop glaze and argon gas (March 2025) New shingles on the garage (October 2024) and front entry (May 2025) Freshly painted interior (May 2025) for a bright, clean feel New back fence (August 2023) for added privacy Professionally cleaned carpets—move-in ready! With its blend of indoor comfort and incredible outdoor space, this home is perfect for anyone who loves nature, gardening, or simply relaxing in a peaceful setting. A cozy air tight wood stove provide comfort and affordability for the chilly winter. This home is close to Schools, Transit , Restaurants, and Shopping