

1-833-477-6687 aloha@grassrootsrealty.ca

74 Nichols Crescent Red Deer, Alberta

MLS # A2259490



\$364,900

Division: Normandeau Residential/House Type: Style: Bi-Level Size: 1,185 sq.ft. Age: 1977 (48 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Alley Access, Off Street, Oversized, Single Garage Detached Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectar

Heating: Water: **Public** Forced Air Floors: Sewer: Carpet, Linoleum Public Sewer Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stucco R-L Foundation: **Poured Concrete Utilities:** Electricity Connected, Natural Gas Connected

Features: Built-in Features, Pantry, Separate Entrance, Storage, Vinyl Windows

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BLINDS, SHED, MICROWAVE

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM (3up, 1 down), 3 BATHROOM BI-LEVEL ~ SEPARATE BASEMENT ENTRY ~ Recent updates include; Shingles (2011), hot water tank (2011), some windows ~ Stucco exterior and mature landscaping create eye catching curb appeal ~ Covered front entry leads to a welcoming foyer with a mirrored coat closet ~ The living room is a generous size and features large east facing windows that overlook the front yard and allow for plenty of natural light ~ Easily host large gatherings in the dining room with another large window and tile flooring ~ The kitchen offers an abundance of cabinet and counter space, full tile backsplash, updated stainless steel appliances, window above the sink overlooking the backyard, and a wall pantry ~ Mud room just off the kitchen offers a convenient separate entry with access to the west facing patio and backyard ~ The spacious primary bedroom can easily accommodate a king size bed with room for a sitting area, ample closet space and a 2 piece ensuite ~ 2 additional main floor bedrooms are both a generous size and are located across from the 4 piece main bathroom ~ The fully finished basement has large above grade windows and tons of additional space ~ The family room features a cozy wood burning fireplace with a raised hearth, brick surround and built in cabinets and shelving ~ Large fourth bedroom with tons of natural light ~ 4 piece basement bathroom ~ The bright and spacious laundry room features a large window, laundry sink and has space for storage ~ Flex room with cedar wall panels, plus another dedicated storage room, and walk in closet offers plenty of storage space with the potential for future updates ~ The sunny west facing backyard is landscaped with mature trees and shrubs, has tons of yard space, a shed, and is fully

| enced with back alley access ~ 23' L x 16' W detached garage with more parking on the rear parking pad ~ Located close to schools, parks, walking trails, and tons of shopping, restaurants and all other amenities within walking distance. |
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