



**GRASSROOTS**  
REALTY GROUP

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**74 Nichols Crescent  
Red Deer, Alberta**

**MLS # A2259490**



**\$374,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

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

fenced 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.