



GRASSROOTS
REALTY GROUP

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

**55 Norton Avenue
Red Deer, Alberta**

MLS # A2272229



\$370,000

Division:	Normandeau		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,362 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Track Lighting, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Central Vacuum & All Attachments, Freezer, Window Coverings, 1 Garage Remote, Garage Bench & Shelving, Flooring for Wet Bar Room

Welcome to 55 Norton Avenue, a spacious and inviting 4-level split tucked onto a quiet street in Normandeau—just steps from green space and Normandeau School. This home blends comfort, character, and opportunity, offering multiple living areas, a heated sunroom, and a convenient separate entrance to the lower levels. Step inside to a bright main floor with tile flooring through the kitchen and dining area. The kitchen features stainless steel appliances, ample storage, and plenty of prep space. On the opposite side of the home, the cozy living room offers warm laminate flooring and a striking stone-faced wood-burning fireplace. Just off the living room, the heated sunroom with brand-new flooring provides the perfect year-round retreat. Upstairs, you’ll find three generous bedrooms with large windows that fill the spaces with natural light. The 4-piece main bath is conveniently located, while the primary bedroom includes its own private ensuite for added comfort. The third level adds even more versatility with a bright family room, a charming vintage wet bar, and an additional bedroom ideal for guests or a home office. This level also includes a dedicated laundry room and a 3-piece bathroom. Down on the fourth level is another large recreation area and the mechanical room, which offers direct access to the backyard through exterior steps. The single attached garage is insulated and drywalled, complete with a newer garage door. Practical updates include a newer hot water tank, a recently serviced furnace, and central vacuum. Outside, the home sits on a massive 6,300 sq ft lot with a fully usable backyard and a rear parking pad equipped with electrical for winter plug-ins. While the home could benefit from a few cosmetic updates, it has been well cared for and offers an exceptional layout with plenty of space to personalize. A great opportunity

to plant roots in a mature, family-friendly neighbourhood.