



GRASSROOTS
REALTY GROUP

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**45 Nichols Crescent
Red Deer, Alberta**

MLS # A2296534



\$244,900

Division:	Normandeau		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,050 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stucco	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: ALL ITEMS IN THE HOME STAY WITH THE HOME

Welcome to this beautifully updated half duplex tucked away on a quiet crescent in the established community of Normandeau. Offering a functional layout, thoughtful upgrades, and excellent potential, this home is ideal for families, first-time buyers, or investors alike. The main floor welcomes you with a bright and inviting living space, complemented by a well-appointed kitchen featuring granite countertops and new high-end appliances, creating both style and function for everyday living and entertaining. Upstairs, you'll find comfortable, well-sized bedrooms with plenty of natural light, perfect for growing families or shared living. The home also features a separate basement entry, opening the door for added flexibility—whether for extended family, future development, or investment potential. Major mechanical updates have already been taken care of, including a new furnace and hot water tank, offering peace of mind and improved efficiency for years to come. Step outside and enjoy your own yard space, ideal for relaxing, gardening, or summer BBQs. Located close to schools, parks, shopping, and transit, this home combines convenience with a quiet, family-friendly setting. Opportunities like this don't come along often—an affordable home where the big-ticket upgrades are already done, giving you the freedom to simply move in and start living. Whether you're building equity, investing, or creating your next chapter, this property offers the foundation to do it all.