

78 Nichols Crescent  
Red Deer, Alberta

MLS # A2226891

\$374,900

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| 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