



**123 Nolan Street  
Red Deer, Alberta**

**MLS # A2310081**



**\$385,000**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located in the community of Normandeau in Red Deer, this bi-level home offers plenty of space both inside and out. Situated on a large corner lot, there is ample parking in the front, along the side and in the double detached garage. The south-facing backyard is fenced and provides a great space for kids, pets or summer entertaining. The main level features an open floor plan with a spacious living room highlighted by a classic brick fireplace, creating a warm and inviting atmosphere. The large dining area is ideal for family gatherings and has patio doors leading to the deck for easy indoor/outdoor living. The kitchen offers plenty of room to work with, featuring an island and ample cabinet and counter space. The primary bedroom is located on the main level and includes its own 2 piece ensuite bathroom. Two additional bedrooms and a 4 piece bathroom complete the upper level. The lower level offers exceptional flexibility with a very large recreational/games room that could easily serve as a second living room or family room. There are also two additional bedrooms, a 3 piece bathroom and an area that could be used as a kitchen space without a stove. A walk-up entrance from the basement to the backyard adds extra convenience and potential. This property offers a great opportunity for a growing family, multi-generational living or someone looking for extra space and versatility.