



**59 Nichols Crescent
Red Deer, Alberta**

MLS # A2312575



\$275,000

Division:	Normandeau		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,070 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: shed

Excellent opportunity for investors or first-time home buyers! This well-maintained duplex offers strong revenue potential with separate upper and lower suites, each occupied by tenants and featuring their own private laundry facilities , separate kitchens and separate entrances. The upper level boasts a bright and spacious layout with 3 bedrooms, a full 4-piece bathroom, and an open-concept kitchen offering abundant counter space and plenty of natural light through updated vinyl windows. The inviting living space is ideal for family living or entertaining guests. The lower suite features a comfortable open layout with 1 bedroom, a full bathroom, its own laundry area, and ample storage space, making it an attractive option for tenants or extended family. Pride of ownership is evident throughout, with the property having been well cared for and consistently maintained. Outside, you'll discover a private backyard retreat surrounded by mature trees and bushes, creating a peaceful oasis to relax and unwind or entertain friends and family. The large covered deck is perfect for enjoying your morning coffee, hosting gatherings, or simply taking in the tranquility of the private fully fenced yard. Conveniently located within walking distance of one of Red Deer's community garden plots, where you can enjoy growing your own vegetables and flowers. Shopping, restaurants, fast food, and essential services are all just minutes away. You'll also appreciate the nearby community recreation centre, complete with waterslides, an indoor pool, hot tub, sauna, steam room, fitness facilities, gymnasium, indoor walking/running track, and ice rinks. Whether you're looking to expand your investment portfolio or step into homeownership with mortgage-helping rental income, this versatile property is a must-see. Make it yours today!