



**2 Nichols Crescent  
Red Deer, Alberta**

**MLS # A2313031**



**\$429,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Stand		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<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>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** All blinds and window coverings, 2 garage door openers and 2 controls

This nicely maintained property in a quiet neighbourhood is packed with recent updates, is clean, and shows well. The bright, functional kitchen features generous counter space, a built-in dishwasher, a convenient pantry, and a large eating area filled with natural light. Both the kitchen and dining area boast new flooring installed within the last five years. The adjacent oversized living room features a cozy wood burning fireplace with gas log lighter, while there is an impressive open front entry. The spacious primary bedroom offers two closets and a 4-piece ensuite with a "cheat" door for dual access. All three bathrooms in the home have been tastefully updated. Upstairs you'll find 3 generously sized bedrooms, with one having garden doors opening onto a private balcony (newly replaced 5 years ago), and another with three bright windows. The family room provides direct access to the large 20' x 10' deck. Additional highlights include a main-floor laundry room with a built-in ironing board, laundry sink, and plenty of cabinets, and central air conditioning. The basement offers a spacious bonus room, generous storage room, and cold room. The OVERSIZED 31' x 21' attached, heated garage comes complete with an opener, two remotes, and a separate exterior entrance. This home has been thoughtfully updated with new interior paint and new interior doors throughout, over the last five years, a new high-efficiency furnace (2018), and a new hot water tank (2022). Outside, enjoy the attractive new flower beds with fresh rock and established perennials, plenty of parking, and a landscaped fenced yard with irrigation and additional parking. The yard will have fresh topsoil added and be seeded. This property is located on a large corner lot, and is close to all amenities. It would make a great family home, or an excellent addition to an investment portfolio.