



GRASSROOTS
REALTY GROUP

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18 Nance Avenue
Red Deer, Alberta

MLS # A2341222



\$518,000

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: n/a

Beautifully renovated from top to bottom, this move-in-ready 4-bedroom home combines modern finishes with a mature 6,840 sq. ft. lot and an impressive oversized garage. The bright, open floor plan features a custom white kitchen with ceiling-height cabinetry, quartz countertops, six new appliances, movable island with breakfast bar, recessed lighting, and new vinyl plank flooring. Both bathrooms have been completely updated, and the home offers 2 bedrooms up and 2 down. Outside, enjoy a fully fenced yard, mature landscaping, apple tree, large west-facing sundeck, and a heated 24' x 26' garage with high ceilings and 220V wiring. Close to schools, parks, and amenities. With extensive renovations already completed, this property offers excellent potential as a family home or low-maintenance rental investment. Move in or add it to your investment portfolio!