



GRASSROOTS
REALTY GROUP

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51 Nolan Street
Red Deer, Alberta

MLS # A2347927

\$464,900

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,281 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Many Trees		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Two kitchens, two entrances and laundry on both levels, all on a treed corner lot across the street from green space. This 5-bedroom, 3-bathroom bi-level works as one big home or two separate living spaces. Upstairs, the kitchen is built around a waterfall island with a full bank of drawers, dark cabinetry, a mosaic tile backsplash and pendant lighting. It opens to the dining area, where patio doors lead out to the deck, and to a bright living room with oversized windows. This level also has three bedrooms, including a primary with a walk-in closet, two full baths (one with a tiled walk-in shower) and its own laundry. Downstairs has a private French-door entrance, two living areas, a second kitchen with an island and dishwasher, a stacked washer and dryer, two more bedrooms and a full bath with a large tiled walk-in shower. Big windows and pot lights keep it bright, and it is move-in ready for extended family, guests or rental potential. Outside, there is a fenced backyard with a paver patio and fire pit, plus a large detached garage with two overhead doors, one of them oversized for a truck or workshop, and extra parking beside it off the back lane. Schools, shopping and dining are all close by.