

# \$374,900 - 78 Nichols Crescent, Red Deer

MLS® #A2226891

**\$374,900**

4 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.19 Acres

Normandeau, Red Deer, Alberta

Lovingly Maintained One-Owner Home on a Beautiful Pie-Shaped Lot!

This charming home has had just one caring owner and is full of thoughtful upgrades that offer peace of mind and comfort for years to come.

Set on a large pie-shaped lot, the outdoor space is a true gardener's dream! You'll find lush perennial gardens, large vegetable garden, fruit trees, and a covered deck perfect for relaxing or entertaining. A detached garage adds both convenience and extra storage.

Recent updates include:

All-new energy-efficient windows with Sun Stop glaze and argon gas (March 2025)

New shingles on the garage (October 2024) and front entry (May 2025)

Freshly painted interior (May 2025) for a bright, clean feel

New back fence (August 2023) for added privacy

Professionally cleaned carpets—move-in ready!

With its blend of indoor comfort and incredible outdoor space, this home is perfect for anyone who loves nature, gardening, or simply relaxing in a peaceful setting. A cozy air tight wood stove provide comfort and affordability for the chilly winter. This home is close to Schools, Transit, Restaurants, and Shopping



Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226891    |
| Price          | \$374,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 954         |
| Acres          | 0.19        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 78 Nichols Crescent |
| Subdivision | Normandeau          |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4P 1P6             |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 4                                  |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Vinyl Windows                                          |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Portable Dishwasher |
| Heating           | Central, Natural Gas                                                               |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Basement, Wood Burning Stove                                                       |
| Has Basement      | Yes                                                                                |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, See Remarks, Back Lane, City Lot, Fruit Trees/Shrub(s), Garden, Many Trees, Pie Shaped Lot, Private |
|-----------------|----------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Wood Frame, Stucco |
|--------------|---------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 2nd, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 141 |
|----------------|-----|

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.