

# \$380,000 - 78 Nichols Crescent, Red Deer

MLS® #A2226891

**\$380,000**

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)

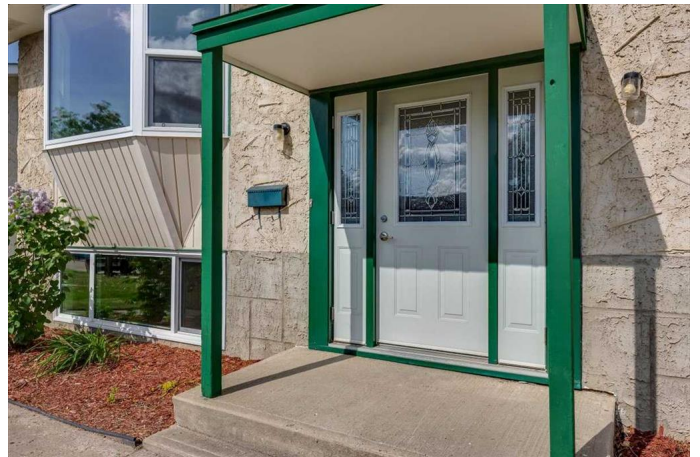
New shingles on the garage (October 2024) and front entry (May 2025)

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	\$380,000
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 Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Many Trees, Pie Shaped Lot, Private, See Remarks
-----------------	--

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

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

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

## Additional Information

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

Days on Market	86
----------------	----

Zoning	R1
--------	----

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.