

\$364,900 - 74 Nichols Crescent, Red Deer

MLS® #A2259490

\$364,900

4 Bedroom, 3.00 Bathroom, 1,185 sqft

Residential on 0.14 Acres

Normandeau, Red Deer, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM (3up, 1 down), 3 BATHROOM BI-LEVEL ~ SEPARATE BASEMENT ENTRY ~ Recent updates include; Shingles (2011), hot water tank (2011), some windows ~ Stucco exterior and mature landscaping create eye catching curb appeal ~ Covered front entry leads to a welcoming foyer with a mirrored coat closet ~ The living room is a generous size and features large east facing windows that overlook the front yard and allow for plenty of natural light ~ Easily host large gatherings in the dining room with another large window and tile flooring ~ The kitchen offers an abundance of cabinet and counter space, full tile backsplash, updated stainless steel appliances, window above the sink overlooking the backyard, and a wall pantry ~ Mud room just off the kitchen offers a convenient separate entry with access to the west facing patio and backyard ~ The spacious primary bedroom can easily accommodate a king size bed with room for a sitting area, ample closet space and a 2 piece ensuite ~ 2 additional main floor bedrooms are both a generous size and are located across from the 4 piece main bathroom ~ The fully finished basement has large above grade windows and tons of additional space ~ The family room features a cozy wood burning fireplace with a raised hearth, brick surround and built in cabinets and shelving ~ Large fourth bedroom with tons of natural light ~ 4 piece basement bathroom ~



The bright and spacious laundry room features a large window, laundry sink and has space for storage ~ Flex room with cedar wall panels, plus another dedicated storage room, and walk in closet offers plenty of storage space with the potential for future updates ~ The sunny west facing backyard is landscaped with mature trees and shrubs, has tons of yard space, a shed, and is fully fenced with back alley access ~ 23' L x 16' W detached garage with more parking on the rear parking pad ~ Located close to schools, parks, walking trails, and tons of shopping, restaurants and all other amenities within walking distance.

Built in 1977

Essential Information

MLS® #	A2259490
Price	\$364,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	74 Nichols Crescent
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1P6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Off Street, Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Raised Hearth, See Remarks, Wood Burning, Basement, Brick Facing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	45
Zoning	R-L

Listing Details

Listing Office	Lime Green Realty Central
----------------	---------------------------

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.