

**74 Nichols Crescent
Red Deer, Alberta**

MLS # A2259490



\$374,900

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,185 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BLINDS, SHED, MICROWAVE

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.