

# \$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
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## Exterior

Exterior Features	Garden
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Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Many Trees, Pie Shaped Lot, Private, See Remarks
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Roof	Asphalt Shingle
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Construction	Brick, Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 2nd, 2025
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Days on Market	80
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Zoning	R1
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## Listing Details

Listing Office	RE/MAX real estate central alberta
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