

72 Norton Avenue
Red Deer, Alberta

MLS # A2163457



\$379,900

Division:	Normandeau		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,352 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows, Wet Bar, Wood Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Shed

Welcome to this well cared for, 4-level split home in the Normandeau subdivision of Red Deer! Perfectly located near schools and shopping, this residence offers both convenience and comfort. With 4 bedrooms, a den, and 2.5 baths, there's plenty of space for your family to grow. Follow the concrete pathway to your spacious front deck which invites you into the entryway of the main floor. Be greeted by a generously sized living room that flows into an open dining and kitchen area complete with a large pantry cupboard. Step outside to enjoy the large covered patio, perfect for entertaining. Upstairs, you'll find three good-sized bedrooms, including a primary with its own ensuite, and a 4 piece main bath. The lower level offers a comfortable family room with a wood-burning fireplace, a fourth bedroom, and a 3-piece bath, with the bonus of a separate entrance. The basement features a den, utility/laundry room complete with sink, and a versatile recreation area. The double detached garage is not only convenient but also comes with a gas line roughed in, ready for your future projects or additional heating needs. The backyard also has extra space and additional gates to add RV parking. Past updates add to the appeal, including new carpet, newer shingles, stainless steel appliances (2021), washer and dryer (2022), and a furnace (2019). A standout feature is the separate entrance and additional sink in laundry room creating numerous possibilities.