

83 Vanier Drive
Red Deer, Alberta

MLS # A2166472



\$442,800

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,145 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: see above

Welcome to this meticulously maintained 4-bedroom, 3-bathroom home located in the highly desirable east side of Red Deer. This spacious property features an open-concept design with vaulted ceilings that create a bright and airy atmosphere. The walkout basement, adds versatility and convenience to the home. Recent updates include a brand-new subfloor with durable vinyl plank flooring on the main level (2023), new shingles (2022), a new front window, and new appliances (2022), ensuring peace of mind and modern comforts for years to come. The main floor boasts a spacious living room, dining & kitchen which opens onto the deck. Large primary bedroom with ensuite and walk in closet, a 4 piece main bath and second bedroom. The basement is equipped with in-floor heating, and you'll love the large family room, 2 more bedrooms, another 4 piece bathroom, and the laundry room located near the walkout entrance. There is also ample storage space under the stairs. Outside, the fully fenced yard features a large double detached garage, an apple tree, and a spacious deck perfect for relaxing. Additional outdoor storage includes a shed beside the garage and a closed in storage area under the deck. Situated close to all amenities, this property offers both convenience and charm, making it the perfect place to call home!