



GRASSROOTS
REALTY GROUP

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28 Vig Place
Red Deer, Alberta

MLS # A2213758



\$609,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Shingle Siding, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Walk-In Closet(s)		

Inclusions:	Refrigerator, Dishwasher, Microwave, Oven, Electric Cooktop, Garage Controls, Window Coverings, Central Air Conditioning
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Welcome to this beautiful two-story home located in a quiet close in desirable Vanier Woods. Offering 1,937 square feet of thoughtfully designed living space, this home is perfectly situated near parks and shopping, and features a heated and insulated double attached garage, ideal for comfortable parking and workspace year-round. The back of the home faces south, filling the kitchen and dining area with natural light and warmth. This bright, open-concept space is ideal for both everyday living and entertaining. The kitchen features rich dark wood cabinetry, granite countertops, a large island with an eating bar and feature rock detailing, stainless steel appliances including a built-in microwave and stylish hood fan, and a corner pantry for ample storage. A tankless hot water tank adds energy efficiency and endless hot water. Step out from the dining area onto a spacious deck, overlooking a beautifully landscaped and fully fenced pie-shaped yard—large enough to accommodate RV parking with back alley access, all without sacrificing green space. Hardwood and tile flooring run throughout the main level, which also includes a cozy living room with a gas fireplace and built-in TV unit, as well as a convenient main-floor laundry room and underfloor heating for added comfort. Upstairs, you’ll find three bedrooms and an oversized bonus room, providing flexible space for a family room, office, or play area. The spacious primary suite features a walk-in closet and a private ensuite. The fully developed basement adds even more living space, offering a fourth bedroom, a large recreation room, and a 4-piece bathroom—perfect for guests or a growing family. This home is the complete package, offering space, upgrades, and location in one of Red Deer’s most sought-after neighborhoods.

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