



GRASSROOTS
REALTY GROUP

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**126 Viscount Drive
Red Deer, Alberta**

MLS # A2221560



\$450,000

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,147 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Window Blinds, Microwave over Range

Welcome to this beautiful modified bi-level home in desirable Vanier Woods! This bright and welcoming 2-bedroom, 2-bathroom home features an open-concept layout with vaulted ceilings and plenty of natural light, creating a warm and spacious feel throughout. The unfinished basement offers endless potential—customize it to suit your needs and lifestyle. Enjoy summer days in the large backyard, perfect for entertaining or relaxing with family. Located in an excellent neighborhood close to schools, parks, walking trails, and shopping—this is the ideal place to call home!