



GRASSROOTS
REALTY GROUP

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**22 Victory Close
Red Deer, Alberta**

MLS # A2229573



\$625,000

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,054 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Range, B/I dishwasher, B/I microwave, laundry washer & dryer, all window coverings & blinds, garage door opener x 2, garage door controller x 2, kitchen island

Prepare to be impressed by this fully finished 2-storey home, loaded with upgrades and ideally situated in a quiet cul-de-sac backing onto a green space. The home offers striking curb appeal with its modern rooflines, composite front porch, and dual garage doors. Step inside to a spacious front entry that opens into a bright, open-concept living room, dining area, and kitchen. The kitchen features contemporary cabinetry, granite countertops, a stainless steel appliance package including a new fridge and dishwasher (2024), a pantry, and a moveable centre island. The dining space has a window door leading to the back deck, while the living room is filled with natural light and overlooks the backyard and green space beyond. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find a generously sized primary bedroom with a 5-piece ensuite featuring dual sinks and a walk-in closet. The upper level also offers a bright family room, two additional bedrooms, a 4-piece bathroom, and a laundry room with a new washer and dryer set (2024). The fully developed basement includes a large recreation/theatre room with a built-in bar top for back row seating, two more bedrooms, and a 3-piece bathroom. The heated garage keeps vehicles warm year-round, and the pie-shaped backyard has vinyl fencing and includes a two-tiered deck—offering plenty of space for children and pets to enjoy. Additional upgrades include central A/C (2024), a \$6,000 GlowStone permanent exterior lighting system (2024), garage heater (2024), and a water softener. Located in the sought-after community of Vanier East, 22 Victory Close is just steps from parks, playgrounds, trails, and is close to schools, shopping, and the Collicutt Centre.