



GRASSROOTS
REALTY GROUP

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54 Vold Close Red Deer, Alberta

MLS # A2234401



\$374,999

Division:	Vanier Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,179 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees		

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

Inclusions: NA

Situated at the end of a quiet cul-de-sac in the family-friendly Vanier neighborhood, this well-kept half duplex sits on a spacious pie-shaped lot with alley access and a gated rear parking pad—perfect for an extra vehicle or small trailer. The main floor offers a bright living room, a functional kitchen with ample counter space, corner pantry, and raised eating bar, plus a dining area that opens to the back deck and fully fenced yard. A two-piece bathroom and attached insulated garage complete the main level. Upstairs features three bedrooms, including a primary with a walk-in closet, and a full four-piece bathroom. The undeveloped basement offers future potential for a rec room, guest space, or storage. Additional highlights include a new roof and hot water heater (2024), no condo fees, and a fully fenced yard with rear alley access. Located close to schools, parks, shopping, and with easy access to Highway 2, this home offers both practicality and long-term value.