



**GRASSROOTS**  
REALTY GROUP

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**18 Veer Place**  
**Red Deer, Alberta**

**MLS # A2235493**



**\$600,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Walk-In Closet(s)		

**Inclusions:** Downstairs Fridge, Downstairs Microwave

**\*MAKE SURE TO CHECK OUT THE 3D VIRTUAL TOUR FOR A FULL WALKTHROUGH\*** Located on a quiet cul-de-sac in Vanier East, this executive walkout bungalow backs onto green space and a walking path&mdash;offering privacy, open views, and no rear neighbours, all with no condo fees or restrictions. The main floor features 9&rsquo; ceilings, coffered detailing in the living room, crown molding, a gas fireplace, and large windows capturing the natural light and backyard view. The kitchen is fully upgraded with full-height custom cabinetry, under-cabinet lighting, quartz and granite counters, tile backsplash, stainless steel appliances, and a corner pantry. A spacious dining area opens to a large composite deck with privacy screen, gas line for BBQ, and stairs to the fully landscaped, vinyl-fenced yard. Additional main floor highlights include a dedicated front office, laundry room with cabinetry and garage access, and a spacious primary bedroom with walk-in closet and 5-piece ensuite featuring dual sinks, a soaker tub, and separate shower. The walkout basement is fully finished and ideal for guests, caregiving, or extended family, with two oversized bedrooms&mdash;both with walk-in closets&mdash;a large rec room, 4-piece bath, and a well-equipped kitchenette with cabinetry, sink, fridge, and microwave. Other features include a heated oversized double garage with floor drain (approx. 22&rsquo; x 24&rsquo;), central A/C, in-floor basement heating, central vacuum with attachments, and a covered front porch. This immaculately maintained property offers turnkey living in one of Red Deer&rsquo;s most desirable south-end communities.