



GRASSROOTS
REALTY GROUP

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407, 150 Vanier Drive
Red Deer, Alberta

MLS # A2236065



\$330,000

Division:	Vanier Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

This exceptionally well-kept townhome is the perfect fit for busy professionals or those looking to downsize without compromising on space or style. Step inside and be welcomed by an open-concept main level featuring a stylish kitchen with ample cabinetry, stainless steel appliances, a large island with eat-up breakfast bar, and a spacious pantry. Enjoy the convenience of main floor laundry and a powder room thoughtfully tucked away for guests. Upstairs, you'll find two generous bedrooms, each offering its own walk-in closet and a 4-piece ensuite, providing ultimate privacy and comfort. The unspoiled basement is a blank canvas ready for your vision—easily accommodating a third bedroom, an additional bathroom, and a cozy media room. Step out into your private outdoor space that backs onto a beautiful greenspace—perfect for relaxing or enjoying a morning coffee. The professionally managed condo association handles snow removal and even mows the lawn within your fenced yard, giving you more time to focus on what matters most. Meticulously maintained and showing 10/10—this is a must-see!