



GRASSROOTS
REALTY GROUP

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**170 Vancouver Crescent
Red Deer, Alberta**

MLS # A2236504



\$390,000

Division:	Vanier East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,264 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Common, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	2-38-27-W4
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer and Dryer.

Located on a generous corner lot in the highly sought-after community of Vanier East, this bright and inviting 3-bedroom, 2-bathroom modified bi-level offers the perfect combination of style, function, and future potential. Built in 2014, the home features beautiful stone accents and attractive siding that provide eye-catching curb appeal from the moment you arrive. Inside, you'll find a warm, open-concept layout filled with natural light and thoughtfully designed for modern living. The main living area showcases durable laminate flooring throughout, seamlessly connecting the spacious living room, dining area, and a well-equipped kitchen with rich cabinetry, mosaic tile backsplash, and ample counter space—ideal for both daily use and entertaining. The primary suite offers a peaceful retreat with a walk-in closet and private 3-piece ensuite. Two additional bedrooms provide comfortable space for children, guests, or a home office. Step out from the dining area to the full-length, west-facing deck—perfect for relaxing in the evening sun or hosting summer BBQs. The rear yard is open and ready for your outdoor ideas, from gardening to family fun. The bright, unfinished basement offers a large footprint with in-floor heat roughed in and plenty of space for your future development—whether that's a spacious family room, extra bedrooms, or a personal gym or hobby area. Additional highlights include ample off-street parking, a west-facing backyard, and a location just steps from walking trails, parks, and other local amenities. This is your opportunity to enjoy quality living in one of Red Deer's most desirable newer neighborhoods.