



**GRASSROOTS**  
REALTY GROUP

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**149 Vanier Drive  
Red Deer, Alberta**

**MLS # A2238418**



**\$349,000**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage remote (1)

This beautiful Vanier 2 storey condo is absolutely spotless! 149 Vanier Drive offers a fantastic location, close to shopping, restaurants, schools and recreation!! The terrific layout starts with a bright front living room with quality laminate flooring throughout the main level and natural light streaming through the large window. A nicely designed kitchen features contemporary white cabinetry, subway tile backsplash, a center island, stainless appliances and is perfectly connected to the dining area. A rear ATTACHED SINGLE GARAGE takes care of parking and storage, there is a 2pce main bath and the back entrance provides room for shoes and coats plus access to the rear deck. The upper level has a full 4pce bath and 3 nice sized bedrooms including the main with it's own walk-in closet. There is a FULLY FINISHED BASEMENT with a rec room, full bath and a 4th bedroom with another large walk in closet! Laundry is in the basement, there is B.I. vac, all appliances are included - this lovely home is in absolutely mint condition!!