



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**7 Vancouver Crescent
Red Deer, Alberta**

MLS # A2239029



\$735,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Vanier East | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,133 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Stand | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: all appliances, all window coverings, shed, a/c unit, garage lift and remote, solar panels and associated equipment

***IMMACULATE, ENERGY EFFICIENT 2-STOREY! This Canada West home is sure to please, located in the family friendly neighborhood of Vanier East and featuring an energy efficient solar panel array to make this home a monthly budget saver! Close to walking paths, parks and playgrounds - this fully finished home will impress from the moment you lay eyes on it! A bright foyer with gleaming tile floors welcomes you into the home. Main floor laundry off the attached, heated double garage leads you to a walk through pantry, bringing you into your large kitchen with centre island, stainless appliances and granite counters. Your main floor living room features a gas fireplace bathed in natural light. The back yard features a large deck, shed, RV gate for RV parking and a dog run with additional tarp shed. Upstairs offers a large bonus room, two bedrooms plus a large primary bedroom with huge ensuite featuring dual sinks, stand-alone tub and separate shower! The fully finished basement offers a large rec room, plus an additional bedroom and bathroom. Functional in-floor heat, central air conditioning, central vac and garage heater means there's nothing left for you to do - just move in and enjoy! A beautiful energy efficient home in a neighborhood known for being a top choice for growing families!