



**GRASSROOTS**  
REALTY GROUP

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**246 Viscount Drive  
Red Deer, Alberta**

**MLS # A2243957**



**\$569,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Vanier East  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,050 sq.ft.   | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <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-N |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** TV Mounts, Storage Shed

Located in the family-friendly community of Vanier East, this well-kept 2-storey home offers over 2,000 sq ft of functional space with a finished basement and room for everyone. The main floor features a spacious entryway, tile and vinyl flooring, a bright living room, and a kitchen with quartz counters, stainless appliances, a center island, corner pantry, and open shelving accent. A mudroom off the garage includes main floor laundry and a convenient 2-piece bath. Upstairs, you'll find a roomy bonus space and four bedrooms—including a comfortable primary suite with a walk-in closet and ensuite featuring dual sinks, a corner soaker tub, and separate shower. The three additional bedrooms are a good size with standard closets, and there's also a full 4-piece bathroom on this level. The finished basement adds even more flexibility with a living area, fifth bedroom with walk-in closet, small office/nook, and another 4-piece bathroom with heated tile flooring. The west-facing backyard includes a two-tiered wood deck, grassy yard, sandbox, and is fully fenced with low-maintenance vinyl. Located just steps from multiple playgrounds, parks, green spaces, and seasonal recreation like tennis, pickleball, and skating. A great home in a great location—ideal for growing families looking for space without the need for high-end upgrades.