



GRASSROOTS
REALTY GROUP

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

**111 Vanson Close
Red Deer, Alberta**

MLS # A2245951



\$499,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air
Floors:	Concrete, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Stove, Fridge, Dishwasher, Microwave Hood Fan, Washer, Dryer, All Window Coverings, Built-in Vacuum & Attachments, Garage Door Opener (1) Remote

Welcome to this spotless and meticulously maintained bungalow, perfectly situated on a quiet, family-friendly close in Vanier Woods. From the moment you step inside, you'll appreciate the care and attention that has gone into this home. Recent updates include stylish vinyl plank flooring on the main level and newer shingles, ensuring peace of mind for years to come. The well-appointed kitchen offers plenty of cupboard and counter space, a large eating area, and a garden door that leads to a spacious deck—ideal for entertaining or enjoying your morning coffee. The primary bedroom is generously sized to accommodate a king bed, features double closets, and includes a 4-piece ensuite. A second good-sized bedroom, another full 4-piece bathroom, and a bright living room with an abundance of natural light complete the main floor. The fully developed basement offers even more space with two additional bedrooms, a large family room, a third 4-piece bathroom, and a massive utility room with excellent storage options. The double attached garage is roughed-in for underfloor heat and easily accommodates two vehicles. This is a fantastic opportunity to own a move-in ready home in a sought-after neighbourhood.