



GRASSROOTS
REALTY GROUP

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123 Vanier Drive
Red Deer, Alberta

MLS # A2246706



\$539,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,225 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: refrigerator, stove, dishwasher, microwave hood fan, garage door opener & remote(s), washer, dryer, tv projector and screen, hot tub, gazebo, all solar equipment, window coverings, shed, stereo equipment downstairs, outside LED Lights, 2 x TV brackets

Well-Maintained Family Home in the Desirable Vanier Community. Located in the family-friendly neighbourhood of Vanier, this well-kept bungalow offers over 2,000 sq ft of functional living space, including a fully finished basement—perfect for a growing family. A unique rear-attached heated garage adds extra convenience and comfort year-round. The main floor features 3 bedrooms, 2 full bathrooms, and main floor laundry. The primary bedroom includes a private ensuite and dual closets. The two additional bedrooms with standard closets, and a full 4-piece bathroom completes the level. All major appliances are included. The fully finished basement provides excellent versatility, featuring a spacious living area plumbed for a wet bar, complete with a projector and screen—ideal for movie nights or entertaining. It also includes two large bedrooms and another full 4-piece bathroom. The southeast-facing backyard is packed with upgrades and built for enjoyment. It includes 19 high-efficiency solar panels (500-watt each), installed in April 2025 and backed by a 25-year warranty, with installation completed in conjunction with a full home efficiency evaluation. A large composite deck with built-in storage drawers offers plenty of space to relax or entertain. The Arctic Spas hot tub includes multiple premium upgrades and sits under a gazebo for year-round use. Additional highlights include RV parking with alley access, a 50 AMP RV plug, fencing replaced 4 years ago, new shingles installed 2 years ago, and a hot water tank replaced 4 years ago. Humidifier added to furnace 3 years ago. The home also features year-round LED exterior lighting and sits on a spacious corner lot with ample grassy yard space. Conveniently located just steps from playgrounds, bus stops, and green spaces, this home is ideal for families looking for space, function, and long-term value. This is a

fantastic opportunity to own a well-cared-for home in a great location—move-in ready and thoughtfully upgraded.