



**GRASSROOTS**  
REALTY GROUP

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**14 VOLD Close  
Red Deer, Alberta**

**MLS # A2247578**



**\$349,900**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Vanier East                            |               |                   |
| <b>Type:</b>     | Residential/Duplex                     |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side        |               |                   |
| <b>Size:</b>     | 1,297 sq.ft.                           | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn |               |                   |

|                    |                      |                   |     |
|--------------------|----------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding  | <b>Zoning:</b>    | R-D |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters    |                   |     |

**Inclusions:** NONE

Step into this beautifully refreshed 3-bedroom, 2-bathroom half duplex located in the heart of the desirable Vanier subdivision. Enjoy the warmth and style of brand-new vinyl plank flooring throughout, complemented by fresh paint that gives the entire home a bright and inviting feel. Featuring a single attached garage, this home offers both convenience and comfort. The fully fenced backyard is perfect for pets, play, or relaxing evenings outdoors. Ideally situated close to schools, the Collicutt Centre, public transit, shopping, and a variety of restaurants—everything you need is just minutes away. Whether you're a first-time buyer, downsizing, or investing with this low-maintenance gem in a prime location!