



GRASSROOTS
REALTY GROUP

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

142 Viscount Drive
Red Deer, Alberta

MLS # A2250189



\$449,000

Division:	Vanier East		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,309 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Up To Grade	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions:	Greenhouse
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Welcome to this beautifully maintained 3-bedroom, 2-bathroom home (plus additional framed bedroom and bathroom in the walkout basement) nestled in the highly sought-after neighborhood of Vanier Woods East. With stylish updates and thoughtful touches throughout, this home offers the perfect blend of modern vibes and cozy charm. Interior highlights include - Freshly updated flooring throughout the main living areas. Stunning quartz kitchen countertops, new sink and backsplash installed January 2025. Main floor professionally painted just two months ago. New hot water tank installed for peace of mind. Walkout basement is partially finished with framed-in bedroom and bathroom—ready for your personal touch. Step outside to a beautifully landscaped yard featuring both upper and lower decks—ideal for entertaining or relaxing in the sun. A charming greenhouse and durable vinyl fencing complete the outdoor space, offering privacy and a touch of nature. From the moment you walk in, you’ll feel the warmth and modern elegance that make this house truly special. Whether you're starting a family or looking for a peaceful retreat, this home checks all the boxes. Situated in Vanier Woods East, enjoy quiet streets, nearby parks, and easy access to amenities. This neighborhood is known for its welcoming community and high desirability.