



**GRASSROOTS**  
REALTY GROUP

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**1104, 339 Viscount Drive  
Red Deer, Alberta**

**MLS # A2253004**



**\$307,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Window Blinds & Curtains, TV Wall Mounts

Welcome home to this fabulous townhome located in popular Vanier Woods. This pristine condition townhome offers an excellent floor plan with 2 master bedrooms each with their own ensuite - ideal for roommates or busy families. The large south facing living room leads to the bright kitchen with a corner pantry and upgraded gleaming granite countertops. For your convenience there is a main floor 2 piece bathroom. The dining area leads out to the cute backyard. Kids and pets (with restrictions) are allowed. The upper level offers 2 large master bedrooms with 2 full ensuites. There is fresh paint throughout the home. The basement is unfinished so ideal for storage or kid play space. It is open for your future development needs and could accommodate a third bedroom, family room and bathroom. These well built energy efficient homes were built by trusted builder Avalon homes. The complex offers the easy care condo lifestyle with no grass cutting or snow shoveling. No parking worries as the suite comes with 2 exterior parking spots with power. There are plenty of guest parking spots for when family or friends visit. The location is ideal in a premium safe, quiet neighbourhood with trails adjacent that are ideal for walking, biking or running. If you're seeking a move in ready home that you'll be proud to call home this may be just the property for you!