



GRASSROOTS
REALTY GROUP

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3 Vista Close Red Deer, Alberta

MLS # A2257198



\$689,000

Division:	Vanier Woods		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,223 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings, Water Softener, Garburator Freezer, Garage Door Opener

Welcome to this beautifully maintained duplex in the desirable Vanier East subdivision, offering adult living and immediate possession. Perfectly situated on a quiet close, this bungalow provides a low-maintenance lifestyle. The open-concept design is filled with natural light, featuring a stylish kitchen with granite counters, an island, pantry, gas stove, garburator, and water softener, along with a dining area that opens directly onto the deck. The main floor also includes a cozy living room with a gas fireplace, an office/den, a convenient laundry and mud room, and a 2-piece bathroom. The spacious primary bedroom boasts a 3-piece ensuite with dual sinks and a walk-in shower. The fully developed basement offers a family room, theatre room, two additional bedrooms, and a 3-piece bathroom, creating plenty of space for guests and entertainment. Extras include hot water on demand, fresh paint within the last two years, and a heated double attached garage with a drain. The backyard is beautifully landscaped with a sprinkler system, fully fenced, and features a covered deck complete with a glass privacy divider for added comfort and seclusion, ideal for relaxing or entertaining. This home truly combines comfort, convenience, and style.