



GRASSROOTS
REALTY GROUP

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**408, 150 Vanier Drive
Red Deer, Alberta**

MLS # A2257751



\$347,000

Division:	Vanier Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full, Unfinished	LLD:	2-38-27-W4
Exterior:	Brick, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: garage door controller(s)

This end unit townhouse is perfect for first-time home buyers, downsizers, or busy professionals, offering enough space and style for their liking. Come inside and enjoy the open concept main level featuring a stylish kitchen with ample cabinetry, 9' ceilings, a large island with a breakfast bar, and vinyl plank flooring and a large pantry. There is plenty of room for you to dine and enjoy the abundance of natural light. The washer and dryer are located in the storage room on the main floor. Enjoy the gas fireplace in the large living room. There is a 2 piece bathroom on the main level, located near the door to go out onto the 10' x 10' deck area. The 10' x 20' yard is fenced and you can leave through the back gate and enjoy the green space to the North. The upper level has 3 bedrooms (primary bedroom has a walk in closet) and a 4-piece walk-through bathroom. The basement is unfinished. This professionally managed condo association handles snow removal and even mows your grass in your fenced yard. This home is in a quiet area and it is just waiting for its new owner.