



GRASSROOTS
REALTY GROUP

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**150 Voisin Close
Red Deer, Alberta**

MLS # A2259130



\$575,000

Division:	Vanier East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,284 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Off Str		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Paved		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Welcome to this Legally Suited Bi-Level Home in the Highly Desirable Vanier Neighborhood on Voisin Close! This beautifully upgraded property offers exceptional curb appeal and a thoughtfully designed layout that makes it easy to fall in love at first sight. Step inside to a bright, open-concept main floor featuring 3 spacious bedrooms and 2 full bathrooms. The heart of the home is a stunning kitchen with a large island, stylish backsplash, and plenty of counter space—perfect for entertaining guests or enjoying family meals. The primary bedroom is a true retreat, complete with a generous walk-in closet and a private ensuite bathroom. Two additional bedrooms and a second full bath provide ample space for family or guests. Enjoy the convenience of an attached heated double garage, ideal for those chilly Alberta days. Downstairs, the fully legal 2-bedroom suite offers its own private entrance through a walkout patio, fenced yard, and two dedicated parking stalls. The open floor plan includes a spacious kitchen with upgraded finishes and abundant cabinetry, flowing seamlessly into the living area—perfect for tenants who value comfort and style. Both bedrooms are generously sized, making this suite highly attractive for renters. Additional highlights include: • Greenspace directly across the street with walking paths • Close proximity to schools and shopping • White vinyl fencing for privacy • Separate laundry, heating, and utilities for each unit • Located on a quiet close in one of Red Deer’s most sought-after communities This home is a rare find—whether you're looking to live in one unit and rent the other, or invest in a fully suited property with excellent income potential.