



**GRASSROOTS**  
REALTY GROUP

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**126 Viscount Drive  
Red Deer, Alberta**

**MLS # A2261247**



**\$442,900**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this beautiful modified bi-level in the highly sought-after community of Vanier Woods! Bright, inviting, and thoughtfully designed, this 2-bedroom, 2-bathroom home offers a spacious open-concept layout with vaulted ceilings and an abundance of natural light, creating a warm and welcoming atmosphere from the moment you step inside. The main living area flows seamlessly, making it ideal for both everyday living and entertaining. The unfinished basement provides endless possibilities to design the perfect space tailored to your needs—whether it's a family room, additional bedrooms, or a home gym. Outside, enjoy summer days in the large backyard, perfect for hosting gatherings or relaxing with family and friends. Situated in an excellent neighborhood close to schools, parks, walking trails, and shopping, this home combines comfort, convenience, and potential—making it the perfect place to call home.