



**GRASSROOTS**  
REALTY GROUP

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**906, 339 Viscount Drive  
Red Deer, Alberta**

**MLS # A2283074**



**\$240,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 252
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** Dishwasher, Microwave, Refrigerator, Stove, Washer/Dryer, Shelving unit in bedroom, Fireplace

Enjoy the perfect blend of indoor and outdoor living in this immaculate, modern garden suite located in Vanier East. The bright open-concept layout features 2 bedrooms, including a 4-piece ensuite, and a highly functional kitchen with island workspace, sleek appliances, elegant backsplash, crown mouldings, & trendy wainscotting. Recent updates include new lighting fixtures, an updated kitchen faucet, refreshed baseboards and casing throughout most of the home, and updated hardware in both the kitchen and bathrooms. The spacious living and dining areas are ideal for entertaining, with direct outdoor access for BBQs. Complete with 2 PARKING STALLS, this move-in-ready home offers comfort, style, and convenience!