



**206, 148 Vanier Drive  
Red Deer, Alberta**

**MLS # A2286817**



**\$327,777**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** NA

**\*\*Vibe in Vanier\*\* BONUS: 6 months prepaid condo fees.** Rare opportunity to own a premium townhome in the highly sought-after community of Vanier Woods. This 4-bedroom, 3.5-bathroom residence is in pristine, turn-key condition and has been freshly painted from top to bottom. The open-concept main floor is anchored by a gourmet kitchen boasting elegant quartz countertops and flows seamlessly into a bright living area overlooking the neighboring condos private property. Functionality is at the forefront with a private main-floor office, providing the perfect quiet zone for remote work. The upper level houses spacious bedrooms, while the fully developed basement offers a flex room and an additional bedroom and full bathroom. PLUS a large Laundry/Utility/Storage Room. Enjoy the maintenance-free lifestyle of a townhome condo without sacrificing the peace and open feel with an unobstructed view right out your garden doors. Close to walking trails, amenities, and Red Deer's best schools. Condo fees INCLUDE city water/sewer/garbage bills so comparatively they are about \$320. Its a great home isn't it! Shouldn't it be yours?