



**63 Vickers Close
Red Deer, Alberta**

MLS # A2287411



\$399,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

Turn the keys and make the dream of home ownership a reality. Ideal home for a first time buyer or even a retired couple looking to downsize. Walk right up and be greeted with the large covered front veranda perfect for relaxing on and enjoying a warm morning coffee or an evening beverage to unwind the day. The spacious entrance allows all your guests to come in with ease and admire the bright open design. Freshly painted main floor and brand new carpet throughout you can be the first to enjoy the upgrades just completed. Vaulted ceilings enhance the sense of space and natural light throughout. The large front sitting room is cleverly designed with a niche area perfect for media stand to allow more usable floor space for your furnishings. The generous kitchen design offers a fantastic amount of work space with plenty of counter top room, large center island, decorative sub way tile, deep corner pantry plus rich dark stained oak cabinets. A roomy dining area boasts enough room to host a dinner party or just the right amount of space for an intimate evening for two. Garden door just off the space leads to the covered back deck so you can even bbq all year round. Two bedrooms on the main floor allows for larger room sizes. Sizable Primary bedroom even has a three piece en suite with 4 ft shower plus a deep walk in closet. Head down to the partially finished basement and tap into future potential and equity builder. With a bedroom and three piece bathroom already in place why not carry on and easily finish the area that would develop perfectly into a family room with games area or the addition of an extra bedroom if needed. Large storage space for seasonal items can be incorporated into the laundry area as well. A nice deep lot allows plenty of space to build a future garage and still have yard left over to enjoy. Take a stroll anytime you want as the house sits just

adjacent to the city walking trail system which takes you right to the neighborhood amenities.