



**1210, 339 Viscount Drive
Red Deer, Alberta**

MLS # A2288983



\$339,900

Division:	Vanier East		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,191 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Guest, Parking Lot, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 287
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows		

Inclusions: None

Welcome to Savanna Living in Laredo, SE Red Deer. This is a sophisticated urban retreat that blends style, space, and functionality in all the right ways. From the moment you arrive, you're greeted by a charming covered veranda facing east, the perfect spot to savor your morning coffee. Step inside to a warm and inviting entryway that flows seamlessly. To the right, an expansive living room greets you, with wrap around windows that bathe the space in natural light, beautifully dressed with elegant blinds and curtains. Beyond, a well designed layout unfolds a spacious kitchen with stainless steel appliances, large corner pantry, enjoy a large island for meal prep, designed for effortless cooking, the dual fuel range delivers the best of both worlds, and a bright dining area. Step out onto your private deck, complete with a gas line for a barbecue, and enjoy a fully vinyl fenced yard, your own serene outdoor oasis. Upstairs, the home truly shines with two generously sized bedrooms, each boasting its own four piece ensuite, perfect for offering a sense of privacy and independence. Enjoy sun filled bedrooms thanks to expansive wrap around windows. The fully finished basement adds even more versatility, with a spacious family room or a games area, a large bedroom, and another full four piece bath, ideal for guests or a growing family. Lovingly cared for by its original owners, every detail reflects pride of ownership. Thoughtful updates and meticulous care mean this home is move-in ready, inviting you to create your own story in this stylish, well loved space. Excellent location near walking and biking trails, green space, and parks. Shopping, restaurants, schools, the Collicutt Center, and bus routes are nearby. Extra bonus 2 parking stalls are right in front of your condo.