



**143 Vanier Drive  
Red Deer, Alberta**

**MLS # A2291174**



**\$334,900**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 300

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** Fridge, Stove BI Dishwasher, BI Microwave Hood Fan, Washer, Dryer, Window Coverings

This Former Showhome Townhouse Built in 2013 is in immaculate condition and ready for a new Family! This 3 Bedroom, 2 Bath End Unit Townhouse Features a Heated Garage in the Rear, Large Pie Lot, Open Kitchen ~ Living Room with Center Island and Stainless Steel Appliances. Large Living room Window for lots of Natural Light. Primary Bedroom is a good size and has a large Walk-in Closet. Basement is open for development with Rough in for Bathroom. This home is move in ready and has Low Condo Fee's ~ do not miss out!!!