



**707, 339 Viscount Drive
Red Deer, Alberta**

MLS # A2293571



\$398,900

Division:	Vanier Woods		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Rectangular Lot, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-H
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Pantry, Recessed Lighting		

Inclusions: N/A

Visit REALTOR® website for additional information. One of the largest and nicest homes ever offered in this development, this standout end-unit townhome in Vanier Park delivers space, upgrades, and rare parking. Featuring a double attached garage plus driveway parking for two more vehicles, it offers convenience that's almost unheard of in condo living. Inside, the bright, open living room with soaring ceilings and oversized windows fills the home with natural light and great views, with access to a back deck complete with a gas line for your BBQ. The kitchen has been upgraded with granite countertops, an induction stove, and a newer refrigerator, and upgraded power blinds add comfort and convenience. With 1,474 sq ft, the upper level features two spacious bedrooms, each with its own private 3-piece ensuite—essentially two true primary suites—plus convenient top floor laundry. The finished basement adds a rec room, a third 3-piece bathroom, and extra storage. Condo fees of \$326/month include snow removal, lawn care and garbage services. Located in Vanier Park, close to parks and walking trails, this bright, upgraded home offers low-maintenance living with space and style.