



**207, 339 Viscount Drive
Red Deer, Alberta**

MLS # A2298199



\$334,900

Division:	Vanier East		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,156 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 287
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	Portable A/C unit		

One of the few townhomes offering both a fully finished basement and a usable private outdoor space. Move-in ready and thoughtfully maintained, this home delivers the perfect blend of function, comfort, and lifestyle. Welcome to this well-maintained and move-in ready townhome located in the desirable community of Vanier East—offering a rare combination of finished living space and a private, south-facing backyard. Step inside to a bright and functional main living area filled with natural light, complemented by durable flooring and a clean, modern aesthetic. The layout flows seamlessly into a versatile dining and kitchen space, ideal for everyday living and entertaining. Upstairs, you’ll find comfortable bedrooms with ample space for rest, work, or study, along with a full bathroom designed for convenience and practicality. The fully finished basement expands your living options with a cozy and inviting family room—perfect for movie nights, a home office, or a flex space to suit your lifestyle. Additional lower-level space includes a well-appointed bathroom and a dedicated laundry area. The mechanical systems are clean and well maintained, featuring a high-efficiency furnace (95.5%), HRV system, and hot water tank—providing comfort and energy efficiency. Step outside to your private, fully fenced backyard with desirable south-facing exposure. Enjoy a sunny outdoor space complete with a deck, room for seating or gardening, and additional storage—an uncommon feature in many townhome properties. Located close to parks, schools, walking trails, and amenities, this home offers excellent value for buyers seeking both indoor comfort and outdoor lifestyle.