



**152 Vincent Close  
Red Deer, Alberta**

**MLS # A2303181**



**\$599,900**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA.

Welcome to 152 Vincent Close &mdash; a beautifully maintained modified bi-level offering the space, style, and location that growing families dream about. Backing directly onto a peaceful green space, this home delivers privacy, views, and a backyard experience that simply cannot be replicated. Step inside and you are immediately greeted by the warmth of dark maple hardwood floors flowing through the main living areas. The kitchen is finished with Corian countertops and offers generous prep space, seamlessly connecting to the dining and living areas &mdash; ideal for families who love to gather. A cozy fireplace anchors the living room, creating the kind of space where memories are made year after year. With four bedrooms and three bathrooms there is room for everyone. A large dedicated office provides the flexibility today's families need &mdash; whether for working from home, homework, or hobbies. The walkout basement expands your living space considerably and opens directly to the backyard and green space beyond &mdash; a rare and coveted feature. Pride of ownership is evident throughout every room of this home. This is a property that has been genuinely cared for and it shows. Located in a family-friendly neighbourhood just minutes from top-rated schools, shopping centres, and an extensive network of walking and biking paths, 152 Vincent Close checks every box. Homes backing onto green space in this area do not last &mdash; don't miss your opportunity.