



**28 Van Dorp Street
Red Deer, Alberta**

MLS # A2162332



\$509,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,287 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: fridge, stove, microwave, dishwasher, washer, dryer, window coverings, garage door remotes(2), A/C, water softener.

28 Van Dorp Street is in the sought after community of Vanier Woods. 1287 square feet on the main floor PLUS the fully developed basement totaling 4 bedrooms and 3 full bathrooms. The main floor featuring vaulted ceilings, hard wood and tile floors, gas fireplace and a welcoming open concept layout. The kitchen has lots of counter space, deep drawers, corner panty, extra cabinetry with space for a coffee bar, and easy access to the cozy covered deck. The main floor has 2 bedrooms with the primarily having a walk in closet and 3 piece ensuite. The second bedroom is just steps away form the 4 piece bathroom. All bedroom windows are fitted with custom black out blinds. The basement has 2 more spacious bedrooms and a 4 piece bathroom. The massive family room with a dry bar and seating area. There is also open space perfect for an office, home gym, play/craft area, and learning spaces. This home is loaded with extra features! Equipped with Central Air Conditioning, in floor heat and extra water heater, heated garage with epoxy floors, covered deck, dog run with artificial turf, large yard with vinyl fencing and gates, and beautiful ground level patio built with concrete pavers. Close to schools, shopping, walking trails, and several key amenities!