



GRASSROOTS
REALTY GROUP

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35 Vath Place
Red Deer, Alberta

MLS # A2207282



\$550,000

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,136 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped		

Heating:	In Floor, Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, A/C unit, Garage opener and controls (2)

Rare location! Located in a wonderful keyhole close you will discover 35 Vath Place a beautiful fully developed WALKOUT Bi-Level with a 22x24 HEATED garage. The open concept main floor features a bright living and makes entertaining guests easy! The stunning kitchen showcases stainless steel appliances including a gas stove, a moveable island and ample cabinet space. From the dining room you can access the 14x22 upper deck and enjoy the West facing sun! There are two bedrooms located on the main floor including the primary bedroom equipped with a 3pc ensuite & double closets. The walkout basement provides you with a huge recreational space with functional in-floor heat. The basement is home to the third bedroom (room for a 4th room if needed) and a 4pc bathroom. The gorgeous backyard is a gardeners dream ~ fully fenced & landscaped plus a concrete patio. Additional upgrades and features include a new HWT (2024), shingles (3-4 years old), Central A/C, new dishwasher (2024), gas line for BBQ, hot & cold taps in the garage, copper ionization water system and more. Properties seldomly come up in this location!