



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**56 Vickers Close  
Red Deer, Alberta**

**MLS # A2210516**



**\$429,900**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Electric Fireplace, Electric (Battery) powered Lawnmower, Weed Eater,

Welcome to this cozy home boasting pride of ownership in desirable Vanier Woods! This fully finished home features three bedrooms and two bathrooms in a well designed bi-level. The entrance has a large covered veranda that leads into a sun-filled foyer. High ceilings on the main level amplify the sense of space. The efficient U-shaped kitchen is equipped with wood stained cabinets, generous counter space, including a peninsula with an eating bar, and upgraded stainless steel appliances. It also features a full tile backsplash and a window above the sink for natural lighting, and a wall pantry. The dining area, adjacent to the kitchen, features a garden door that opens to a west-facing deck, offering additional storage space beneath. The primary bedroom is spacious enough to fit a king-sized bed and is divided from the second main floor bedroom by a four-piece bathroom. The fully finished basement brightened by large above-grade windows offers an L-shaped family room, a sizable bedroom, a four-piece bathroom with a linen closet, and a laundry area. Additional comforts and updates include central air conditioning installed in 2022, micro-hood fan installed in 2024, security system (owned), in-floor heating and 2024 hot water tank. The landscaped backyard features back alley access and RV parking. The double detached garage is heated, insulated, and painted. Located in a prime location near schools, parks, walking trails, shopping, and the Collicutt Centre, this home has been meticulously maintained.