

83 Vanier Drive  
Red Deer, Alberta

MLS # A2166472



## \$448,000

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** see above

Welcome to this meticulously maintained 4-bedroom, 3-bathroom home located in the highly desirable east side of Red Deer. This spacious property features an open-concept design with vaulted ceilings that create a bright and airy atmosphere. The walkout basement, adds versatility and convenience to the home. Recent updates include a brand-new subfloor with durable vinyl plank flooring on the main level (2023), new shingles (2022), a new front window, and new appliances (2022), ensuring peace of mind and modern comforts for years to come. The main floor boasts a spacious living room, dining & kitchen which opens onto the deck. Large primary bedroom with ensuite and walk in closet, a 4 piece main bath and second bedroom. The basement is equipped with in-floor heating, and you'll love the large family room, 2 more bedrooms, another 4 piece bathroom, and the laundry room located near the walkout entrance. There is also ample storage space under the stairs. Outside, the fully fenced yard features a large double detached garage, an apple tree, and a spacious deck perfect for relaxing. Additional outdoor storage includes a shed beside the garage and a closed in storage area under the deck. Situated close to all amenities, this property offers both convenience and charm, making it the perfect place to call home!