

149 Vanier Drive
Red Deer, Alberta

MLS # A2238418



\$349,000

Division:	Vanier Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage remote (1)

This beautiful Vanier 2 storey condo is absolutely spotless! 149 Vanier Drive offers a fantastic location, close to shopping, restaurants, schools and recreation!! The terrific layout starts with a bright front living room with quality laminate flooring throughout the main level and natural light streaming through the large window. A nicely designed kitchen features contemporary white cabinetry, subway tile backsplash, a center island, stainless appliances and is perfectly connected to the dining area. A rear ATTACHED SINGLE GARAGE takes care of parking and storage, there is a 2pce main bath and the back entrance provides room for shoes and coats plus access to the rear deck. The upper level has a full 4pce bath and 3 nice sized bedrooms including the main with it's own walk-in closet. There is a FULLY FINISHED BASEMENT with a rec room, full bath and a 4th bedroom with another large walk in closet! Laundry is in the basement, there is B.I. vac, all appliances are included - this lovely home is in absolutely mint condition!!