

202, 148 Vanier Drive
Red Deer, Alberta

MLS # A2277234



\$364,900

Division:	Vanier Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Track Lighting, Vinyl Windows

Inclusions: N/A

Investors, first time home buyers, or down sizers! Maintenance free, lock it and leave it living awaits in this immaculate, furnished (optional), like new townhome in Vanier. Offering a premium location on Red Deer's South East side with all amenities just minutes away, this property would make an excellent rental, first time home, or downsize property for somebody looking to winter down South. The main floor offers a bright and open layout with modern finishes including luxury vinyl plank flooring, an office/den with double doors, and a spacious and comfortable main living space. The modern kitchen offers sleek grey cabinetry, stainless steel appliances, quartz countertops, an under mount sink, and a large island with eating bar. The spacious living room is adjacent to the dining area and garden door leading out to your private deck. Upstairs, you'll find three bedrooms, including a large primary suite complete with double closets and your own private 4 pce ensuite. A second 4 pce bathroom is shared between the two nicely sized kids' or guest bedrooms, keeping convenience and usability in mind. The fully finished basement (listed as 4th bedroom) can function as a family room or private retreat bedroom space with its own bathroom. The 4 pce bathroom, huge utility and laundry space, and plenty of storage complete the basement development. Two reserved parking stalls are included right outside the unit's front door, and condo fees of \$448.84 cover water/sewer/garbage, exterior maintenance, all exterior items (shingles, windows, siding, decks, etc), snow removal, reserve fund contributions, and professional management. This turn key, low maintenance home shines with pride of ownership and is a pleasure to show!