

### 28 vanson Close SE Red Deer, Alberta

MLS # A2279788



# \$399,900

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wired for Data, Wired for Sound		

**Inclusions:** None

28 VANSO CLOSE ! &ndash; Charming 3 Level Split Exceptional south-facing 3 Level split opportunity on a quiet close. Located in the desirable Vanier Woods subdivision. The property offers convenience and comfort, situated just a short distance from neighbourhood parks, playgrounds, and walking paths. The bright layout features an entry-level living room with south-facing windows that lead up to the functional kitchen and dining space. The upper level features three bedrooms, a bathroom highlighted by a spacious primary bedroom with its own private full en-suite. The home boasts a fully developed basement that feels huge, complete with a large recreation and games area, an additional bedroom, a full bathroom, and generous storage space. Externally, the property is very appealing with a landscaped yard, a large rear covered deck, and a fully fenced perimeter with gates. This 1,131-square-foot home is move-in ready with a gravel driveway pad in the rear and off-street parking at the front, easy access in and out of town to all major amenities. Enjoy peace of mind with a brand-new roof installed in 2023, ensuring no major capital expenses or maintenance items for years to come. You will truly appreciate the great neighbourhood and the quality of this well-maintained, non-smoking home.