



28 vanson Close SE
Red Deer, Alberta

MLS # A2279788



\$399,900

Division: Vanier Woods

Type: Residential/House

Style: Bi-Level

Size: 1,131 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 4 **Baths:** 2

Garage: Gravel Driveway, Off Street, Parking Pad

Lot Size: 0.10 Acre

Lot Feat: Back Yard

Heating: High Efficiency, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-N

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wired for Data, Wired for Sound

Inclusions: None

28 VANSO CLOSE ! – 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.