

408, 150 Vanier Drive  
Red Deer, Alberta

MLS # A2280096



# \$345,000

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	Full	<b>LLD:</b>	2-38-27-W4
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** GARAGE DOOR REMOTE(S)

This end unit townhouse is perfect for first-time home buyers, downsizers, or busy professionals, offering enough space and style for their liking. Come inside and enjoy the open concept main level featuring a stylish kitchen with ample cabinetry, 9' ceilings, a large island with a breakfast bar, and vinyl plank flooring and a large pantry. There is plenty of room for you to dine and enjoy the abundance of natural light. The washer and dryer are located in the storage room on the main floor. Enjoy the gas fireplace in the large living room. There is a 2 piece bathroom on the main level, located near the door to go out onto the 10' x 10' deck area. The 10' x 20' yard is fenced and you can leave through the back gate and enjoy the green space to the North. The upper level has 3 bedrooms ( primary bedroom has a walk in closet ) and a 4-piece walk-through bathroom. The basement is unfinished. This professionally managed condo association handles snow removal and even mows your grass in your fenced yard. This home is in a quiet area and it is just waiting for its new owner.