

\$429,900 - 75 Vanier Drive, Red Deer

MLS® #A2209351

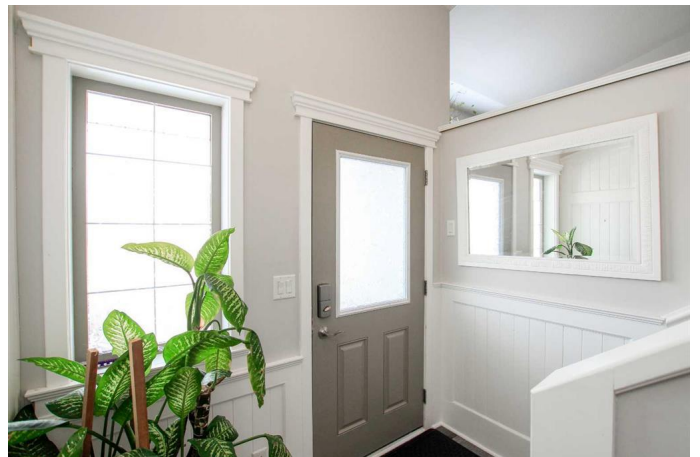
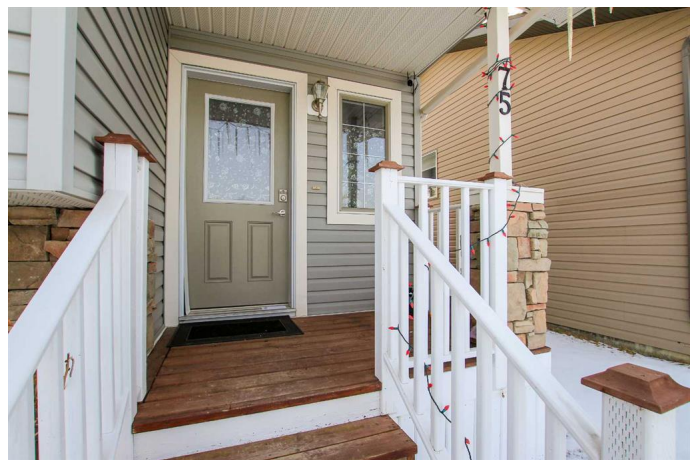
\$429,900

4 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.10 Acres

Vanier Woods, Red Deer, Alberta

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL IN VANIER WOODS ~ SOUTH FACING BACKYARD WITH GAZEBO ~ LARGE REAR PARKING PAD ~ Covered front entry welcomes you and leads to a sun filled foyer ~ The living room features vaulted ceilings, vinyl plank flooring and a large picture window that overlooks the front yard ~ Easily host a large family gathering in the dining room with garden door access to the south facing deck and backyard ~ The kitchen offers an abundance of white cabinets, ample counter space, full tile backsplash, island with an eating bar and a walk in corner pantry ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a large walk in closet and a 4 piece ensuite ~ 2nd main floor bedroom located next to the 4 piece main bathroom ~ Conveniently located main floor laundry ~ The fully finished basement with large above grade windows and operational in floor radiant heat offers a generous size family room, 2 bedrooms, a 4 piece bathroom with a jetted tub and extensive slate tile, and space for storage ~ The backyard has a two tiered deck with a covered canopy, privacy panels and secured storage below, plus plenty of grassy yard space and a gazebo ~ Rear parking pad has space for at least two vehicles ~ Located steps to a park with a playground and walking trails, walking distance to schools, shopping and all other amenities.



Built in 2007

Essential Information

MLS® #	A2209351
Price	\$429,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,164
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	75 Vanier Drive
Subdivision	Vanier Woods
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0G3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	15
Zoning	R1

Listing Details

Listing Office	Lime Green Realty Inc.
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