

206, 148 Vanier Drive
Red Deer, Alberta

MLS # A2286817



\$327,777

Division:	Vanier Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 449

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-M

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows

Inclusions: NA

****Vibe in Vanier** BONUS: 6 months prepaid condo fees.** Rare opportunity to own a premium townhome in the highly sought-after community of Vanier Woods. This 4-bedroom, 3.5-bathroom residence is in pristine, turn-key condition and has been freshly painted from top to bottom. The open-concept main floor is anchored by a gourmet kitchen boasting elegant quartz countertops and flows seamlessly into a bright living area overlooking the neighboring condos private property. Functionality is at the forefront with a private main-floor office, providing the perfect quiet zone for remote work. The upper level houses spacious bedrooms, while the fully developed basement offers a flex room and an additional bedroom and full bathroom. PLUS a large Laundry/Utility/Storage Room. Enjoy the maintenance-free lifestyle of a townhome condo without sacrificing the peace and open feel with an unobstructed view right out your garden doors. Close to walking trails, amenities, and Red Deer's best schools. Condo fees INCLUDE city water/sewer/garbage bills so comparatively they are about \$320. Its a great home isn't it! Shouldn't it be yours?