

1210, 339 Viscount Drive  
Red Deer, Alberta

MLS # A2288983



## \$339,900

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Guest, Parking Lot, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 287
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to Savanna Living in Laredo, SE Red Deer. This is a sophisticated urban retreat that blends style, space, and functionality in all the right ways. From the moment you arrive, you're greeted by a charming covered veranda facing east, the perfect spot to savor your morning coffee. Step inside to a warm and inviting entryway that flows seamlessly. To the right, an expansive living room greets you, with wrap around windows that bathe the space in natural light, beautifully dressed with elegant blinds and curtains. Beyond, a well designed layout unfolds a spacious kitchen with stainless steel appliances, large corner pantry, enjoy a large island for meal prep, designed for effortless cooking, the dual fuel range delivers the best of both worlds, and a bright dining area. Step out onto your private deck, complete with a gas line for a barbecue, and enjoy a fully vinyl fenced yard, your own serene outdoor oasis. Upstairs, the home truly shines with two generously sized bedrooms, each boasting its own four piece ensuite, perfect for offering a sense of privacy and independence. Enjoy sun filled bedrooms thanks to expansive wrap around windows. The fully finished basement adds even more versatility, with a spacious family room or a games area, a large bedroom, and another full four piece bath, ideal for guests or a growing family. Lovingly cared for by its original owners, every detail reflects pride of ownership. Thoughtful updates and meticulous care mean this home is move-in ready, inviting you to create your own story in this stylish, well loved space. Excellent location near walking and biking trails, green space, and parks. Shopping, restaurants, schools, the Collicutt Center, and bus routes are nearby. Extra bonus 2 parking stalls are right in front of your condo.