

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

MLS® #A2209351

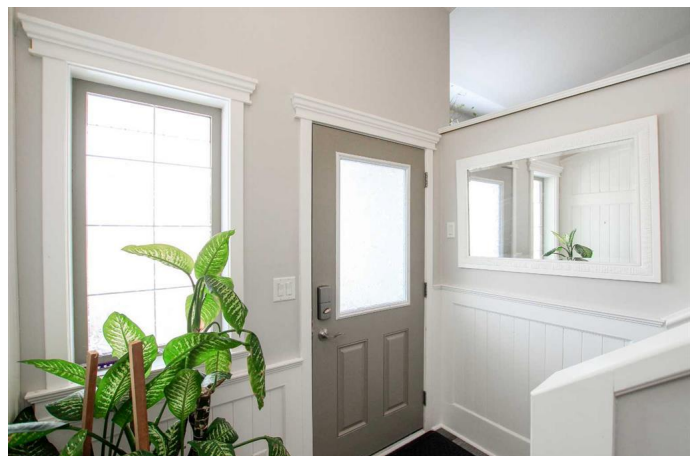
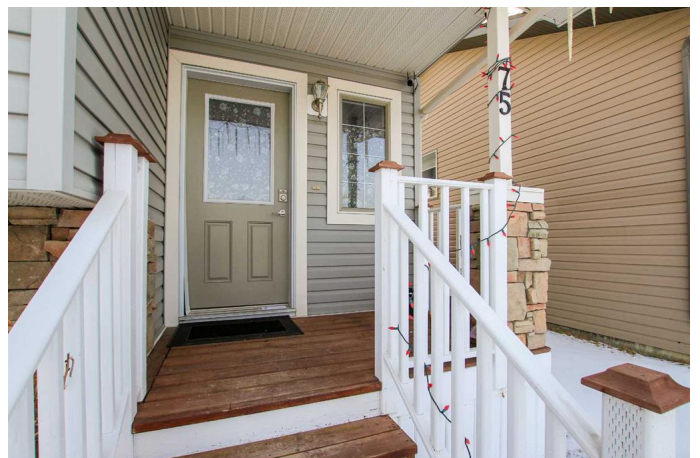
**\$429,900**

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	Parking Pad, Alley Access

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor
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	26
Zoning	R1

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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