70 Vanier Drive
Red Deer, Alberta

MLS # A2229852

$409,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,218 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	5	**Baths:**	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, Central A/C, 2 Sheds (within fence)

Welcome to 70 Vanier Drive ~ This fully developed Bi-Level located in the sought after neighbourhood of Vanier Woods boasts five bedrooms and 3 bathrooms. The open concept main floor showcases a bright living room accompanied by a gas fireplace, a large dining room space and a functional kitchen with a pantry, new fridge, ample cabinet space and of course access to the fully fenced yard. Ideal family layout with three bedrooms located on the main floor including the spacious primary suite with a walk-in closet and 3pc ensuite! The developed basement (2013) offers an extremely functional floor plan including two bedrooms, a huge family room / recreation space, awesome wet bar and a 4pc bathroom. The beautiful backyard can accommodate a future garage (current rear parking pad), is completely landscaped and 2 storage sheds are included. Central A/C and newer shingles (2023), in-floor heat in the basement and outdoor sprinklers are an added bonus. This lovely family home awaits new ownership.