



**210 Viscount Drive
Red Deer, Alberta**

MLS # A2309193



\$569,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,591 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, SHED, A.C., GARAGE DOOR CONTROL, GARAGE DOOR OPENER, TV WALL MOUNTS(4)

This fully developed 2-storey home in desirable Vanier East shows beautifully and is perfect for a growing family! Offering 4 bedrooms, 4 bathrooms, a double attached garage, and central air conditioning, this modern and classy home combines comfort, style, and functionality throughout. Step inside to a spacious, sun-filled entryway with a convenient 2-piece washroom and welcoming open concept layout. The bright kitchen, dining, and living areas are designed for both everyday living and entertaining, featuring ample cabinetry, granite countertops, upgraded fixtures, stainless steel appliances, a large island with eating bar, full tile backsplash, and a corner pantry for extra storage. The cozy living room is highlighted by a gas fireplace with stone surround and large windows overlooking the beautifully landscaped backyard. The dining area offers garden door access to the deck and fully fenced yard complete with a separate dog run, garden shed, and back alley access. Main floor laundry is conveniently located just off the kitchen with direct access to the insulated and finished double attached garage. Upstairs you’ll find a versatile bonus/family room filled with natural light — perfect for movie nights, a kids’s play area, or home office space. The spacious primary bedroom easily accommodates a king-sized suite and features a walk-in closet with built-in organizers plus a 4-piece ensuite with soaker tub and separate shower. Two additional generous-sized bedrooms and a full bathroom complete the upper level. The basement offers an additional bedroom, bathroom, family room, storage, and roughed-in in-floor heat. Located close to parks, playgrounds, schools, walking trails, transit, shopping, and all amenities, this fantastic family home truly shows pride of ownership and is a pleasure to view!