



GRASSROOTS
REALTY GROUP

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202, 148 Vanier Drive
Red Deer, Alberta

MLS # A2323206



\$329,900

Division:	Vanier Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Track Lighting, Vinyl Windows

Inclusions: As-Is, Where-Is

Carefree, lock-and-leave living in desirable Vanier Woods. This immaculate, like-new townhome is ideal for buyers who want modern comfort without the time, stress, or surprise costs of exterior maintenance. Located on Red Deer's desirable South East side with amenities just minutes away, it's a great fit for downsizers, professionals, or anyone seeking a low-maintenance lifestyle. The main floor features a bright, open layout with luxury vinyl plank flooring, a dedicated office or den with double doors, and a stylish kitchen with quartz countertops, stainless steel appliances, modern cabinetry, and an island with eating bar. The living and dining areas flow onto a private rear deck, offering easy outdoor space without yard work. Upstairs are three bedrooms, including a spacious primary suite with double closets and a private 4-piece ensuite, plus a second full bathroom. The fully finished basement provides flexible use as a family room or guest retreat and includes its own full bathroom, a large utility and laundry area, and ample storage. Two reserved parking stalls are located immediately outside the front door. Condo fees of \$448.84 per month include water, sewer, garbage, snow removal, professional management, reserve fund contributions, and comprehensive exterior maintenance including shingles, windows, siding, and decks all covered for you offering predictable ownership and peace of mind. This home is a pleasure to show!