



**16 Viscount Drive S  
Red Deer, Alberta**

**MLS # A2324070**



**\$699,950**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,108 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** Pergola and swing chairs , t.v wall mounts, blinds

Family night just got better! This bright, open concept and fully finished 2 story home hits all the wish-list items for a growing family. The heart of the home features a beautifully updated kitchen with quartz counters and timeless white cabinetry. Big windows fill the dining room with nourishing natural light and the living area greets each guest with warmth by the gas fireplace. Upstairs is really where the family comes together though, the generous bonus room offers a "lets stay in tonight" vibe that pairs impeccably with movie marathons and the glow of the second gas fireplace. To compliment this, upstairs is finished with 4 bedrooms, one of which is the peaceful primary hide away, accompanied with ensuite and walk in closet. And don't worry there's also a full bathroom upstairs for the kids! Downstairs doesn't disappoint either with another family area that is perfect for entertaining the teens of the house, a 5th bedroom and a 3 piece bathroom. Laundry is a breeze too, situated conveniently on the main floor just off the garage so mucky socks don't even need to make it in the house! A/C will keep everyone cool and the back yard is completed with a deck that makes a perfect spot to watch the setting sun from! All of this is wrapped up with backing onto a park ~ family nights were really made for this home!