



GRASSROOTS
REALTY GROUP

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**46 Village Crescent
Red Deer, Alberta**

MLS # A2326120



\$499,900

Division:	Vanier East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-38-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: -

FULLY DEVELOPED 5 BEDROOM, 3 BATH WALKOUT BI-LEVEL ON A LARGE PIE-SHAPED LOT WITH A SUNNY WEST-FACING BACKYARD! This move-in ready home offers an ideal combination of space, comfort, and functionality in the desirable community of Vanier East. A covered front veranda welcomes you into a bright foyer, while the open-concept main floor is enhanced by soaring ceilings and large windows that flood the home with natural light. The spacious kitchen features dark-stained cabinetry, ample counter space, a centre island with an eating bar, full tile backsplash, a wall pantry, and a window overlooking the backyard. Step outside through the garden door to the west-facing deck, complete with a gas line for your BBQ or patio heater—perfect for summer entertaining. The primary bedroom easily accommodates a king-sized bed and includes a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom complete the main level, making it an ideal layout for families. The fully finished walkout basement offers exceptional additional living space with large above-grade windows, a spacious family room, two generously sized bedrooms, a full 4-piece bathroom, laundry area, and plenty of storage. Whether you need room for a growing family, guests, or a home office, this lower level provides endless flexibility. The covered lower patio overlooks the fully fenced backyard, offering plenty of space for kids, pets, and outdoor enjoyment. A rear gate provides convenient alley access to the parking pad with room for future garage development. Additional features include central vacuum, roughed-in plumbing for in-floor heating, and a non-smoking environment. Pride of ownership is evident throughout. Located close to parks, playgrounds, walking trails, schools, shopping, and all amenities, this vacant home is available for

quick possession and is ready for its next owners to enjoy.