



GRASSROOTS
REALTY GROUP

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**48 Vanson Close
Red Deer, Alberta**

MLS # A2327187



\$439,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Enclosed, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry		

Inclusions: window coverings, closet organizers

Step inside to a spacious front entry with plenty of room for family and guests. Upstairs, the living room and kitchen connect naturally, creating a space that brings people together for celebrations, quiet evenings, and all the moments in between. The kitchen offers a peninsula with seating, a pantry with built in organizers, and plenty of room for everything from busy mornings to visiting with friends while dinner is on. Just down the hall, the primary bedroom and second bedroom are tucked away from the main living space, along with a 4 piece bathroom. The lower level opens into a bright and spacious family room with large windows that bring in plenty of natural light. There is room to spread out, whether it is movie night, a play area, or your favourite place to unwind. Two additional good sized bedrooms and a beautifully updated 3 piece bathroom with a tile shower complete the lower level. Out back, the fully fenced yard offers room to enjoy every season with a well maintained two tier deck and space for kids, pets, gardening, or simply relaxing. The RV gate provides easy access, allowing your RV, trailer, or toys to be tucked neatly inside the fenced backyard while keeping the yard looking tidy and organized. Located in desirable Vanier Woods, this home is close to parks, walking paths, shopping, schools, and everyday conveniences, offering a great balance of comfort, space, and location.