



GRASSROOTS
REALTY GROUP

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71 Vanier Drive
Red Deer, Alberta

MLS # A2327845



\$425,000

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,151 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating: In Floor Roughed-In, Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Pantry, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, microhood, pergola on deck, carports, firepit, all window coverings, swing on deck

Some homes have a great floor plan. Others have a great location. This one gives your family both. Imagine stepping out your front door and watching the kids race across to the park, spending sunny afternoons in your south-facing backyard, and knowing shopping, schools, and multiple playgrounds are all just minutes away. Located in the sought-after Vanier Woods neighbourhood, this fully developed 1,151 Sq.Ft. bi-level is designed for the way busy families actually live. The heart of the home is a bright, connected living space where vaulted ceilings and a large picture window create an airy feel from the moment you walk in. Durable vinyl plank flooring flows throughout, while the U-shaped Kitchen offers stainless steel appliances, a wall pantry, tile backsplash, and easy access to the covered back deck for effortless indoor-outdoor living. The spacious Primary Bedroom is a true retreat with double closets and a private 3 Piece Ensuite with a walk-in shower, while a second Bedroom and 4 Piece Bathroom complete the main level. Downstairs, everyone gets room to spread out. The finished lower level features two generous Bedrooms, a large Rec Room for movie nights or play space, another 4 Piece Bathroom, Laundry, storage, vinyl plank flooring, and roughed-in in-floor heat for future comfort. Outside, the fully fenced backyard is ready for kids, pets, and weekend gatherings, with a large covered deck that lets you enjoy the outdoors rain or shine. It also has under the deck storage for all your toys and yard equipment. Off-street parking, and a new Hot Water Tank (2023) add even more value to this move-in ready home. Whether you're looking for more space, a family-friendly neighbourhood, or a backyard everyone can enjoy, 71 Vanier Drive is ready to welcome you home.

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