

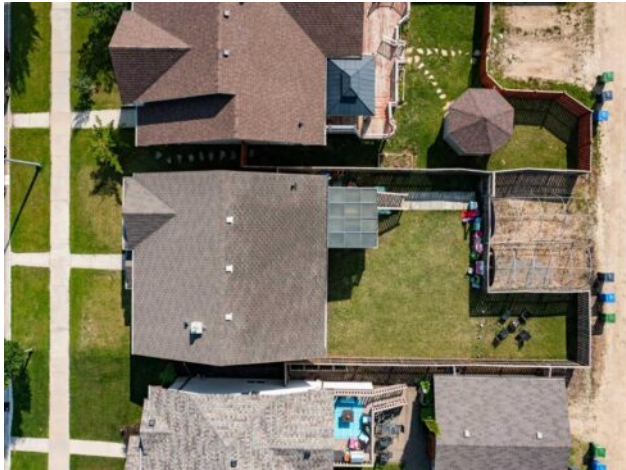


GRASSROOTS
REALTY GROUP

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**71 Vanier Drive
Red Deer, Alberta**

MLS # A2335195



\$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

Freshly painted and move-in ready, this is the kind of home that lets you unpack and start enjoying life from day one. Located in the sought-after neighbourhood of Vanier Woods, this fully developed 1,151 Sq.Ft. bi-level offers the space, location, and thoughtful updates today's buyers are looking for. With a park right across the street, multiple playgrounds nearby, and schools, shopping, and everyday amenities just minutes away, it's easy to see why families love calling this neighbourhood home. Inside, you'll find a bright, connected living space where vaulted ceilings and a large picture window create an open, airy feel. Renovated in 2019, the main living area features updated vinyl plank flooring, a stylish tile backsplash, updated blinds, stainless appliances, giving the home a fresh, modern feel. The U-shaped Kitchen also offers a wall pantry, and direct access to the covered back deck, making it just as functional for busy weekday mornings as it is for weekend entertaining. The spacious Primary Bedroom easily accommodates larger furniture and features double closets along with a private 3 Piece Ensuite complete with a walk-in shower. A second Bedroom and full 4 Piece Bathroom complete the main level. The fully finished lower level provides even more flexibility with two additional Bedrooms, a spacious Rec Room, another full 4 Piece Bathroom, Laundry, storage, and roughed-in in-floor heat—ideal for growing families, teenagers, guests, or a home office. Step outside to enjoy the fully fenced, south-facing backyard, where the large covered deck extends your living space through the warmer months. Under-deck storage provides the perfect place for bikes, lawn equipment, seasonal furniture, and outdoor toys, helping keep everything organized. Additional updates include a new Hot Water Tank installed in 2023, while off-street parking with carport frame

adds everyday convenience. 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.