



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Viscount Drive
Red Deer, Alberta

MLS # A2339795



\$620,000

Division:	Vanier Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Back Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Pergola and Swings

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 quarts counters and timeless white cabinetry. Big windows fill the dinning 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!