



GRASSROOTS
REALTY GROUP

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**48 Vanson Close
Red Deer, Alberta**

MLS # A2351733

\$414,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,007 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	RV Gated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: central vac with the existing attachments

Welcome to Vanier Woods, a wonderful community in Red Deer where comfort and convenience come together. This inviting bi level home offers four bedrooms and two full bathrooms, with a layout that feels both functional and welcoming. Natural light fills the open concept main floor, where the living room flows into the kitchen with stainless steel appliances, creating a great space for everyday living, holiday gatherings, and time with family and friends. The primary bedroom and an additional bedroom are also on the main floor. Downstairs, the fully finished basement offers a large family room, two additional bedrooms, and in floor heating roughed in and ready for the new owner to complete, offering plenty of space to relax, entertain, or make your own. Outside, enjoy the tiered deck and fully fenced backyard, perfect for summer evenings and backyard get togethers. Gated RV parking adds extra convenience for your next adventure. With nearby parks, walking and biking paths, and convenient shopping, this home offers a comfortable place to settle in and enjoy all that Vanier Woods has to offer.