



GRASSROOTS
REALTY GROUP

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901, 339 Viscount Drive
Red Deer, Alberta

MLS # A2353223

\$299,900

Division:	Vanier East		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,272 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 287
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Shed

Beautiful end-unit condo in the desirable Vanier East neighborhood! This well-maintained 2-storey home offers approximately 1,272 sq ft of bright, inviting living space with large windows that flood the home with natural light throughout. It features two generously sized primary bedrooms, each with its own full 4-piece ensuite—ideal for families, roommates, or guests seeking privacy. Upper-level laundry adds everyday convenience. The main floor flows seamlessly from a stunning kitchen with upgraded appliances, full subway-tile backsplash, abundant cabinetry, and an eating bar into a bright living room and spacious dining area. Enjoy outdoor entertaining on the concrete patio pad and fully fenced yard. This unit comes with two assigned parking stalls for added convenience. Low condo fees cover exterior maintenance, landscaping, and snow removal year-round. Conveniently located near walking trails, schools, ponds, and parks, this end unit delivers privacy, abundant natural light, and excellent value in a sought-after community.