

# \$409,900 - 70 Vanier Drive, Red Deer

MLS® #A2229852

## \$409,900

5 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.11 Acres

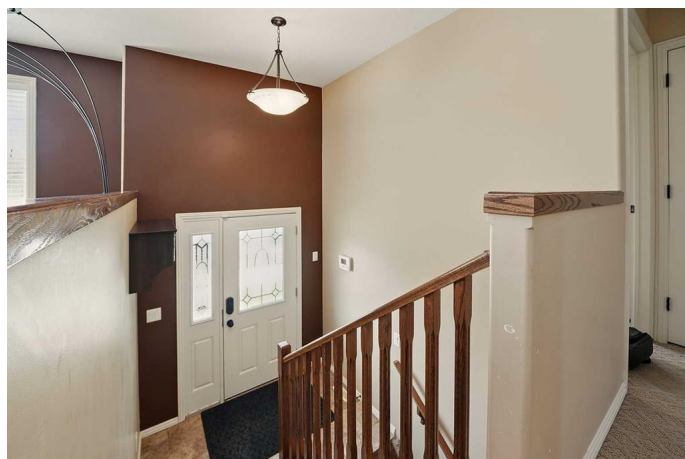
Vanier Woods, Red Deer, Alberta

Welcome to 70 Vanier Drive ~ This fully developed Bi-Level located in the sought after neighbourhood of Vanier Woods boasts five bedrooms and 3 bathrooms. The open concept main floor showcases a bright living room accompanied by a gas fireplace, a large dining room space and a functional kitchen with a pantry, new fridge, ample cabinet space and of course access to the fully fenced yard. Ideal family layout with three bedrooms located on the main floor including the spacious primary suite with a walk-in closet and 3pc ensuite! The developed basement (2013) offers an extremely functional floor plan including two bedrooms, a huge family room / recreation space, awesome wet bar and a 4pc bathroom. The beautiful backyard can accommodate a future garage (current rear parking pad), is completely landscaped and 2 storage sheds are included. Central A/C and newer shingles (2023), in-floor heat in the basement and outdoor sprinklers are an added bonus. This lovely family home awaits new ownership.

Built in 2007

## Essential Information

MLS® #	A2229852
Price	\$409,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,218
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	70 Vanier Drive
Subdivision	Vanier Woods
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0E1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Misting System, Storage
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 10th, 2025  
Days on Market            5  
Zoning                      R1

**Listing Details**

Listing Office              Century 21 Maximum

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