

**238 Viscount Drive SE**  
**Red Deer, Alberta**

**MLS # A2246994**



**\$495,000**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

**Inclusions:** NA

Don't miss out on this beautiful home in the sought-after community of Vanier Wood! Just steps away from playgrounds, tennis courts, and scenic walking paths, this stunning two-story home offers comfort and style with 3 bedrooms, 3.5 bathrooms, and a fully finished basement. Featuring 9-foot ceilings and a built-in sound system, it's designed for both relaxation and entertaining. A spacious entrance welcomes you into the bright and open main floor, starting with a gorgeous kitchen complete with a large pantry. The generous living room boasts a cozy fireplace and oversized windows, while the dining area flows seamlessly to the backyard through an elegant garden door, leading to a beautiful deck. A convenient half bath and a double attached garage complete the main level. Upstairs, the large primary suite features a walk-in closet and a 4-piece ensuite. Two additional bedrooms, another full bathroom, and a conveniently located laundry room complete the upper level. This home is the perfect blend of comfort, functionality, and location—everything your family needs!