

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

**MLS # A2246994**



**\$499,900**

<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

Welcome to this stunning fully developed 2-story home with three bedroom and three & half bathroom! Step into a large and welcoming entrance leading to an open floor plan with 9-foot ceilings, built-in sound system, and a two-tone dream kitchen with a spacious pantry. The bright living area is filled with natural light from large windows, while the cozy gas fireplace adds warmth and charm. The dining area is perfectly sized for gatherings, and the elegant staircase with beautiful railing creates a grand feel. Upstairs, you'll find three generous bedrooms, two full bathrooms, and a convenient laundry room. The large primary suite features a 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms share another 4-piece bathroom. The fully finished basement offers even more living space with a 4-piece bathroom. Outside, enjoy a double attached heated garage, a nice backyard, and a large deck perfect for entertaining. Beautifully finished 2-story home! Bright open floor plan with 9-ft ceilings, sound system, stunning two-tone kitchen, and cozy gas fireplace. Upstairs features 3 bedrooms, 2 full baths, and laundry. Fully finished basement, double garage, large deck, and sunny backyard – move-in ready