

\$415,000 - 94 Vanier Drive, Red Deer

MLS® #A2130533

\$415,000

4 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.11 Acres

Vanier Woods, Red Deer, Alberta

Prepare to be enchanted by 94 Vanier Drive, a spectacular family home in the highly coveted Vanier Woods neighbourhood of South Red Deer. This 1,263 Sq.Ft. residence is a true masterpiece of modern design and comfort, offering a perfect blend of elegance and practicality. From the moment you walk through the door, you'll be greeted by an ambiance of warmth and sophistication that makes this home truly exceptional.

An open floor plan, flooded with natural light, seamlessly connects the Living, Dining, and Kitchen areas, perfect for entertaining or family gatherings. Vaulted ceilings and a gas fireplace create a cozy yet spacious ambiance. The Kitchen is equipped with granite counters, stainless steel appliances that have all been updated in the last few years, a pantry, and direct access to the back deck for seamless indoor-outdoor living.

The main floor hosts three generously sized Bedrooms, including a Master Suite (easily fit a king-sized bed) with a luxurious 4-piece Ensuite. An additional 4-piece Bathroom ensures convenience for family and guests alike.

Venture downstairs to the fully finished lower level, where a large Recreational Space awaits your family's activities. This level also includes a Den, which would make a great home office, an extra Bedroom, and another 4-piece Bathroom. Additionally, a versatile room offers ample space for hobbies, toy storage, or an amazing at-home Theatre for movie nights



with the kids and their friends.

Enjoy the added comfort of in-floor heating throughout and central air conditioning to keep the home perfectly temperate year-round.

Outside, the home continues to impress with a nicely landscaped yard and a convenient parking pad, providing plenty of space for vehicles; you could also build a Garage if desired. A storage shed is included. The roof was redone in 2023, ensuring durability and peace of mind for years to come.

Shopping, parks, services, amenities, and transit are all nearby, making this a convenient location for families who are always on the move.

Experience the best of South Red Deer living at 94 Vanier Drive, where every detail has been thoughtfully crafted to provide a comfortable and stylish haven for you and your family.

Built in 2007

Essential Information

MLS® #	A2130533
Price	\$415,000
Sold Price	\$420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,263
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	94 Vanier Drive
Subdivision	Vanier Woods

City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0E1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 30th, 2024
Days on Market	13
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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