

\$619,000 - 95 Vancouver Crescent, Red Deer

MLS® #A2137679

\$619,000

4 Bedroom, 4.00 Bathroom, 1,811 sqft

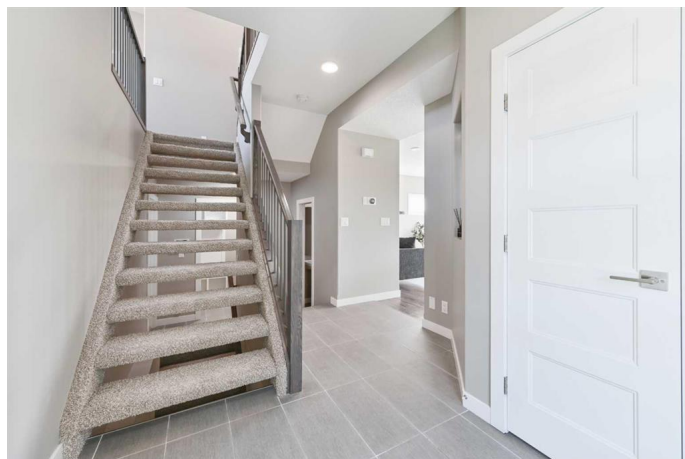
Residential on 0.11 Acres

Vanier East, Red Deer, Alberta

*****Stunning 2-Story Home with Modern Charm and Breathtaking Views!**

Show home quality meets modern design!! this beautifully planned, open concept 2-story gem is waiting for a new family. Here are just a few of the highlights and features of this stunning property:

- ~ ****Modern Décor****: Sleek and stylish design throughout.
- ~ ****Open Floor Plan****: Perfect for entertaining and everyday living.
- ~ ****Floor-to-Ceiling Stone Gas Fireplace****: Cozy up in style.
- ~ ****Center Island with Sink and Granite Countertop****: A chef's delight w/open concept featuring upgraded stainless appliances and
- ~ ****RO System****: Enjoy pure, clean water.
- ~ ****Main Floor Laundry/Boot Room****: Convenience at your fingertips.
- ~ ****Open Stairway to Bonus Room****: Versatile space for your family needs with tons of natural light.
- ~ ****Primary Bedroom with 5pc Ensuite****: Luxury custom tiled shower & soaker tub
- ~ ****Walkout Basement****: Options galore – add a 4th bedroom, office, or keep as is for large recreation space. (seller used as home business)
- ~ ****Stamped Concrete Curbing Around Yard****: Curb appeal that lasts.
- ~ ****Custom (10x12) Shed and Dog Run****: Storage and outdoor space for your furry



friends.

~ **Vinyl Fence**: Privacy and low maintenance.

~ **Walking Path Directly Behind Home**: Unobstructed views of ponds and natural habitat.

This home has it all, from practicality to luxury. The views and walking paths right behind the property make it the perfect place to kick back and enjoy some peace and tranquility.

Don't miss out on this incredible value and opportunity—schedule a viewing today with your favorite Realtor.

Built in 2017

Essential Information

MLS® #	A2137679
Price	\$619,000
Sold Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,811
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Vancouver Crescent
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta

Postal Code t4r 0n6

Amenities

Parking Spaces 2

Parking Double Garage Attached, Driveway, Garage Door Opener, Heated Garage

Waterfront See Remarks

Interior

Interior Features Bar, High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s)

Appliances Bar Fridge, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating In Floor, Forced Air, Hot Water, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, See Remarks

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Dog Run, Private Yard

Lot Description Back Yard, Dog Run Fenced In, Street Lighting, See Remarks

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 7th, 2024

Date Sold June 21st, 2024

Days on Market 13

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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