

\$740,000 - 159 Vancouver Crescent, Red Deer

MLS® #A2223002

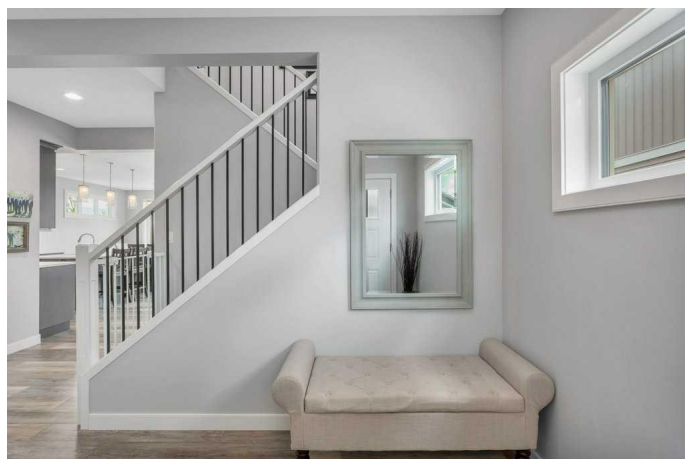
\$740,000

4 Bedroom, 4.00 Bathroom, 2,220 sqft

Residential on 0.16 Acres

Vanier East, Red Deer, Alberta

Welcome to this beautifully designed 4-bedroom, 3.5-bath walkout two-storey, ideally located in the quiet and desirable neighborhood of Vanier Woods East. Backing onto a scenic pond and natural greenspace, this spacious home offers a thoughtful layout, quality features, and peaceful surroundings. Step into the generous front entry that opens into a bright and airy main living space. The kitchen is well-appointed with ample cabinetry, a large walk-through pantry and prep area, and convenient access to the rear mudroom and the extra-large heated double garage. From the dining area, garden doors lead to a spacious main deck—perfect for enjoying morning sunrises and views of the pond and surrounding wildlife. The open-concept layout continues into the family room, where a gas fireplace adds warmth and character. Also on the main floor is a private office, ideal for working from home, while still maintaining connection to the heart of the home. Upstairs, you'll find three well-sized bedrooms, a full bathroom, and a spacious bonus room that offers flexibility as a media room, play area, or second living space. The primary suite is a true retreat with a large walk-in closet, double vanity, deep soaker tub, and a beautifully tiled glass shower. The walkout basement is fully finished and offers even more living space with a bright family room, a wet bar complete with a beverage fridge, a fourth bedroom, and a 4-piece bathroom. Large windows and walkout



access to the private backyard make this lower level feel just as comfortable and welcoming as the rest of the home.

Additional highlights include triple-glazed windows, central air conditioning, HRV, rough-in for in-floor heat, a water softener, central vacuum, vinyl fencing, and a relaxing hot tub to soak in the peaceful surroundings. Located on a quiet street in Vanier East, close to schools, walking trails, and amenities, this property delivers the perfect balance of comfort, space, and natural beauty—an ideal place to call home.

Built in 2017

Essential Information

MLS® #	A2223002
Price	\$740,000
Sold Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,220
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	159 Vancouver Crescent
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0P2

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot, Conservation
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2025
Date Sold	June 2nd, 2025
Days on Market	8

Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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