

126 Viscount Drive
Red Deer, Alberta

MLS # A2261247

\$442,900

Division:	Vanier East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,147 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautiful modified bi-level in the highly sought-after community of Vanier Woods! Bright, inviting, and thoughtfully designed, this 2-bedroom, 2-bathroom home offers a spacious open-concept layout with vaulted ceilings and an abundance of natural light, creating a warm and welcoming atmosphere from the moment you step inside. The main living area flows seamlessly, making it ideal for both everyday living and entertaining. The unfinished basement provides endless possibilities to design the perfect space tailored to your needs—whether it's a family room, additional bedrooms, or a home gym. Outside, enjoy summer days in the large backyard, perfect for hosting gatherings or relaxing with family and friends. Situated in an excellent neighborhood close to schools, parks, walking trails, and shopping, this home combines comfort, convenience, and potential—making it the perfect place to call home.